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WARRANTY DEED

ILLINOIS STATUTORY
Tenancy By the Entirety

CT

Doc#: 2114728330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2021 04:21 PM Pg: 1 of 2

Dec ID 20210501631072
ST/CO Stamp 0-958-310-672 ST Tax \$575.00 CO Tax \$287.50

THE GRANTORS, Douglas Nickels and Judith Nickels, husband and wife, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Michael J. Flannery and Marcia P. Flannery, husband and wife, 10200 S. Longwood Dr., Chicago, IL 60643, an interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common nor joint tenants but as TENANTS BY THE ENTIRETY, to wit:

UNIT 3445 IN THE NORTH PONTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1989 AND KNOWN AS TRUST NUMBER 107926-04 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 25, 1990 AS DOCUMENT NUMBER 90521902, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as tenants in common nor joint tenants but as TENANTS BY THE ENTIRETY, forever.

Permanent Real Estate Index Number: 10-10-201-077-1107

Address of Real Estate: 3445 Harrison Street, Evanston, IL 60201

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Dated this 23 day of April, 2021.

Douglas Nickels
Douglas Nickels

(SEAL)

Judith Nickels
Judith Nickels

(SEAL)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Douglas Nickels and Judith Nickels, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of April, 2021.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

Send subsequent tax bills to:

Michael and Marcia Flannery
3445 Harrison Street
Evanston, IL 60201

After recording mail to:

Michael and Marcia Flannery
3445 Harrison Street
Evanston, IL 60201

0036033

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAY 10 2021

AMOUNT: \$2875⁰⁰ Agent: LB