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Doc# 2123846049 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 03:20 PM PG: 1 OF 4

**WARRANTY DEED
ILLINOIS STATUTORY**

755872

1 of 2

Property of Cook County Clerk's Office

THE GRANTOR(S)

Michael G. Strohmeier and Maria M. Strohmeier, husband and wife

of the City of Flossmoor, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Nexus Stewart and Morgan Stewart, husband and wife as tenant by the entirety

of 1325 W. Albion Ave. #3, Chicago, IL 60626, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): 32-07-203-002-0000

Address(es) of Real Estate: 1808 Sylvan Ct, Flossmoor, IL 60422

Dated this 24 day of May, 2021.

Michael G. Strohmeier

Michael G Strohmeier

Maria M. Strohmeier

Maria M Strohmeier

SPSS SC INT JP
4
4

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STATE OF Illinois COUNTY OF Cook

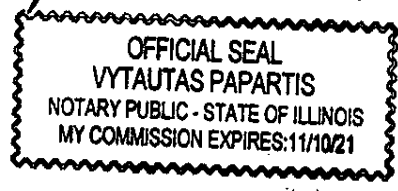
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Michael G Strohmeier and Maria M Strohmeier

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 24 day of May, 2021.

Walter Papp (Notary Public)



Prepared by:

Maria M. Strohmeier
1 Westbrook Corp Cntr. Ste. 300
Westchester, IL 60154

Mail to:

~~Nexus & Morgan Stewart~~ Law office of Judy L DeAngelis
~~1808 Sylvan Ct.~~ 767 Walton Lane
~~Flossmoor, IL 60154~~ Benslake IL 60030

Name and Address of Taxpayer:

Nexus & Morgan Stewart
1808 Sylvan Ct.
Flossmoor, IL 60422

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File No: 755872

EXHIBIT "A"

LOT B IN O. RUETER AND COMPANY'S SYLVAN COURT, A SUBDIVISION OF A TRACT OF LAND IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

13-Aug-2021



COUNTY:
ILLINOIS:
TOTAL:

201.00
402.00
603.00

32-07-203-002-0000

20210801637054

1-068-484-368

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