

UNOFFICIAL COPY

GIT

Doc# 2125812244 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2021 11:22 AM Pg: 1 of 3

This document was drafted by:

Fredric B. Prohov
Prohov & Associates, Ltd.
935 West Chestnut Street, Suite 100
Chicago, Illinois 60642

Dec ID 20210601680915
ST/CO Stamp 1-505-791-760 ST Tax \$775.00 CO Tax \$387.50

41062570 1/5

WARRANTY DEED

B. Husband and Wife
THE GRANTORS, Scott Epskamp and Nancy L. Baker, of Evanston, Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, SELLS and CONVEYS to the GRANTEES, Timothy Clancy and Heather Clancy, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois (collectively, the "Real Estate") to wit:

THE SOUTH 50 FEET OF LOT 2 IN CATHERINE H. WHITE'S RE SUBDIVISION OF BLOCK 43 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 1306 Oak Avenue, Evanston, Illinois 60231

PIN: 11-18-326-010-0000, VOL. 57.

This deed is subject to all permitted exceptions, easements, covenants, conditions, restrictions and reservations contained in Exhibit A attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto the Grantees, their heirs and assigns forever.

UNOFFICIAL COPY

And the Grantors, for themselves, and their successors and assigns, do covenant, promise and agree, to and with the Grantees, their successors and assigns, that during the period that Grantors have owned title to the Real Estate, they have not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantors will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantors, but not otherwise. The Grantors further hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said Grantors have caused their names to be signed to these presents as the 28th day of June, 2021

Scott B. Epskamp (Seal)
Scott B. Epskamp

Nancy L. Baker (Seal)
Nancy L. Baker

031577

CITY OF EVANSTON

Real Estate Transfer Tax

PAID JUN 30 2021 AMOUNT \$ 3875.00

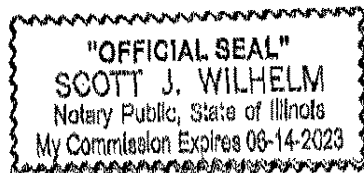
Agent hb

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY, Scott B. Epskamp and Nancy L. Baker, 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 severally acknowledged that they signed the foregoing instrument for the uses and purposes herein set forth.

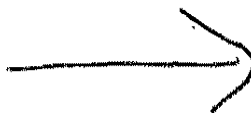
Given under my hand and official seal, this 28th day of June, 2021.

Scott J. Wilhelm
Notary Public



Grantees) Address
Mail Recorded Deed to:
Heather + Tim Clancy
1306 Oak Ave.
Evanston, IL 60201

Send Subsequent Tax Bills To:





UNOFFICIAL COPY

Exhibit A

Permitted Exceptions

1. General Real Estate Taxes for 2020 and subsequent years and all special governmental taxes or assessments, including without limitation, assessments, whether confirmed or unconfirmed.
2. Acts done or suffered through the Grantees.
3. Covenants, conditions and restrictions of record, public and utility easements or other easements or claims of easements not shown by public record.

REAL ESTATE TRANSFER TAX		25-Aug-2021
	COUNTY	387.50
	ILLINOIS	775.00
	TOTAL:	1,162.50
11-18-326-010-0000	20210801080015	1-535-731-760

Clerk's Office