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Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2022 03:53 PM Pg: 1 of 2

Dec ID 20211201677046
ST/CO Stamp 0-612-915-856 ST Tax \$399.00 CO Tax \$199.50

WARRANTY DEED ILLINOIS STATUTORY TENANTS BY THE ENTIRETY

AFTER RECORDING MAIL TO:

Donna Tickman and Mary Elizabeth McAvoy
45 Prairie Park Drive, Unit 410
Wheeling, Illinois 60090

The Grantor(s), Robert Tickman and Lila Tickman, Co-Trustees of the Lila Tickman Declaration of Trust dated November 6, 2019, in the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) Donna Tickman and Mary Elizabeth McAvoy, a married couple, as tenants by the entirety, in Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Property Index Number: 03-~~26~~⁰²-100-082-1034 & 03-~~26~~⁰²-100-082-1106 & 03-~~26~~⁰²-100-082-1107
Property Address: 45 Prairie Park Drive, Unit 410, Wheeling, Illinois 60090

Dated this 13th Day of December, 2021

X Robert Tickman X Lila Tickman
Robert Tickman Lila Tickman

STATE OF Florida, COUNTY OF Broward ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Robert Tickman and Lila Tickman, is/are 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 13th day of December, 2021



X Suzanne Hodes
Notary Public



TAX Bills to 2

Taxpayer: Donna Tickman and Mary Elizabeth McAvoy, 45 Prairie Park Dr., Unit 410, Wheeling, IL 60090
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

41 P#21-79233

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Parcel 1:

Unit Numbers 1-410, P-1-58 and P-1-59, in Prairie Park at Wheeling Condominium as delineated on a survey of the following described real estate:

Lot 1 in Prairie Park at Wheeling Subdivision of parts of the North 1/2 of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as exhibit "B" to the Declaration of Condominium recorded March 3, 2005 as document number 0506203148, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Storage Space S-1-58, a limited common elements as delineated on a survey attached to the Declaration recorded March 3, 2005 as document number 0506203148.

Property of Cook County Clerk's Office