

UNOFFICIAL COPY

Doc#: 2203139027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 10:47 AM Pg: 1 of 4

WARRANTY DEED Statutory (ILLINOIS) TENANTS BY THE ENTIRETY

Dec ID 20220101606190
ST/CO Stamp 1-741-061-776 ST Tax \$370.00 CO Tax \$185.00

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller if this form makes any warranty with respect thereof, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

Chicago Title
215 TO 400 OPR 1/2

THE GRANTOR(s), Thomas A. Merlin and Joy M. Schaefer, a/k/a Joy Schaefer, of Park Ridge, County of Cook and State of Illinois for the consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Alexander Eppel and Kellie Eppel, husband and wife,

LOT 20 IN BLOCK 8 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY ADJOINING AND IMMEDIATELY WEST OF THE AFORESAID PROPERTY.

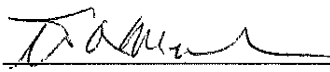
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

SUBJECT TO: covenants, conditions, and restrictions of record, real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 12-02-410-002-0000

Address (es) of real estate: 1925 S. Vine Ave., Park Ridge IL 60068

Dated this 7th day of January, 2022



Thomas A. Merlin (Seal)

Joy M. Schaefer a/k/a Joy Schaefer (Seal)

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Warranty Deed

Thomas A. Merlin and Joy M. Schaefer

TO

Alexander Eppel and Kellie Eppel

Property of Cook County Clerk's Office

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 **Thomas A Merlin and Joy M. Schaefer a/k/a Joy Schaefer** are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** signed 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 7th day of January, 2022

Colleen M Loftus
NOTARY PUBLIC



This instrument was prepared by: Loftus & Loftus, Ltd., 644 Busse Highway, Park Ridge, IL 60068

MAIL TO {
Alexander and Kellie Eppel

(Name)
1925 S. Vine Ave.

(Address)
Park Ridge IL 60068

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Alexander Eppel and Kellie Eppel

(Name)
1925 S. Vine Ave.

(Address)
Park Ridge, IL 60068

(City, State and Zip)

UNOFFICIAL COPY

LEGAL DESCRIPTION

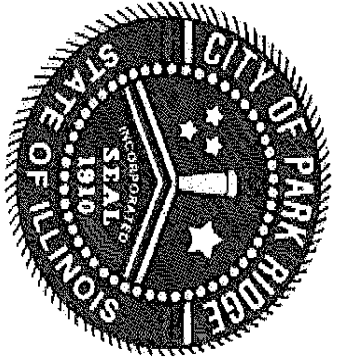
Order No.: 21ST04000PK

For APN/Parcel ID(s): 12-02-410-002-0000

LOT 20 IN BLOCK 8 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE VACATED ALLEY ADJOINING AND IMMEDIATELY WEST OF THE AFORESAID PROPERTY.

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | www.parkridge.us

Certificate # 22-000009

Pin(s) 12-02-410-002-0000 Address 1925 VINE AVE

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

Property Transfer Tax Date
\$740.00 01/04/2022

Property of Cook County Clerk's Office

X

Joseph C. Gilmore
City Manager