

UNOFFICIAL COPY



Chicago Title Insurance Company

113
206 NW 19063 SWC
WARRANTY DEED

Doc#: 2223421036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 07:27 AM Pg: 1 of 2

Dec ID 20220801604213
ST/CO Stamp 1-939-771-984 ST Tax \$895.00 CO Tax \$447.50

THE GRANTORS, Mark Poulakidas and Tracy M. Poulakidas, husband and wife, of 2206 Colfax Street, Evanston, IL 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Timothy Wagner and Anna Wagner, husband and wife, of 232 Thayer, Evanston, IL 60201, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN BLOCK 6 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

Grantors, for themselves and their successors, further covenant, promise and agree with Grantees, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

Permanent Real Estate Index Number(s): 05-34-314-017-0000

Address(es) of Real Estate: 2617 Park Place, Evanston, Illinois 60201

CITY OF EVANSTON

005049

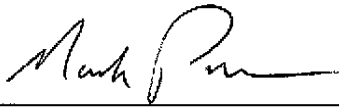
REAL ESTATE TRANSFER TAX

DATE: PAID AUG 17 2022

AMOUNT: \$4,475.00 Agent: Jo.

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Dated this 8th day of August, 2022.



Mark Poulakidas

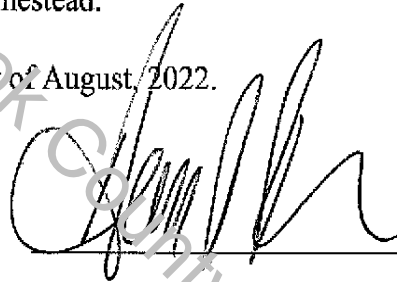


Tracy M. Poulakidas

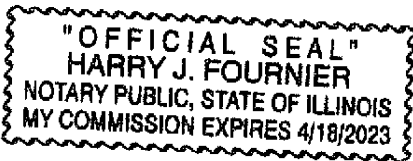
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Poulakidas and Tracy M. Poulakidas, personally known to me to be the same person(s) whose name(s) is 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 8th day of August, 2022.



(Notary Public)



Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
~~Richard P. Sora, Esq.~~ → Timothy and Anna Wagner
~~Law Office of Richard P. Sora~~ 2617 Park Place
~~350 South Northwest Highway, Suite 300~~ EVANSTON, IL 60201
~~Park Ridge, IL 60068~~

Name & Address of Taxpayer:
Timothy Wagner and Anna Wagner
2617 Park Place
Evanston, IL 60201