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Doc#: 2224106158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2022 08:00 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220701694960
ST/CO Stamp 0-160-172-624 ST Tax \$957.50 CO Tax \$478.75
City Stamp 0-831-261-264 City Tax: \$10,053.75

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS John W. Russell and Mary K. Russell, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ryan K. Jonker, ~~an unmarried person~~ and Megan Drozd, ~~an unmarried person~~ of 411 West Ontario Street, Chicago, IL 60654 ~~husband and wife~~, as ~~joint~~ Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *by the Entirety*

SEE ATTACHED LEGAL DESCRIPTION

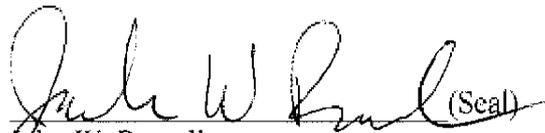
Permanent Index Number(s): 14-31-422-026-0000
Property Address: 1648 West Wabansia Avenue, Chicago, IL 60622

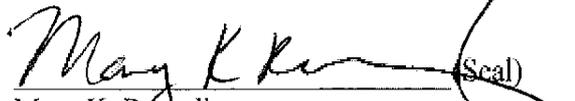
SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 4 day of August, 2022.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173


John W. Russell (Seal)


Mary K. Russell (Seal)

REAL ESTATE TRANSFER TAX		19-Aug-2022
	COUNTY:	478.75
	ILLINOIS:	957.50
	TOTAL:	1,436.25
14-31-422-026-0000 20220701694960 0-160-172-624		

REAL ESTATE TRANSFER TAX		19-Aug-2022
	CHICAGO:	7,181.25
	CTA:	2,872.50
	TOTAL:	10,053.75
14-31-422-026-0000 20220701694960 0-831-261-264		
* Total does not include any applicable penalty or interest due.		

8/29/2022 3:14:14

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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John W. Russell and Mary K. Russell 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 acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 4 day of August, 2022.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Thomas J. Thorson, Attorney at Law
2025 W. Walton St., Unit 2
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Ryan K. Jonker
1648 West Wabansia Avenue
Chicago, IL 60622

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BW22063194

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Exhibit A

LOT 94 AND THE EAST 10 FEET OF LOT 95 IN J. P. KEENAN'S SUBDIVISION OF BLOCK 24 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 14-31-422-026-0000

For Informational Purposes only: 1648 West Wabansia Avenue, Chicago, IL 60622

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