

UNOFFICIAL COPY

Doc#: 2228641246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 02:55 PM Pg: 1 of 2

Dec ID 20220801620855
ST/CO Stamp 0-751-934-032 ST Tax \$1,000.00 CO Tax \$500.00
City Stamp 1-288-804-944 City Tax: \$10,500.00

PT22-86212 1/2
WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY

AFTER RECORDING MAIL TO:

Nathan and Stacey Gautsche
1452 W. Thome Ave
Chicago, IL 60660

The Grantor(s), James E. Moser, as Trustee of the James E. Moser Living Trust dated, March 31, 2007 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) Nathan Gautsche and Stacey Gautsche, as husband and wife, 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 2022 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: 14-05-109-012-0000 & 14-05-109-013-0000
Property Address: 1452 W. Thome Avenue, Chicago, Illinois 60660

Dated this 29 Day of AUGUST, 2022

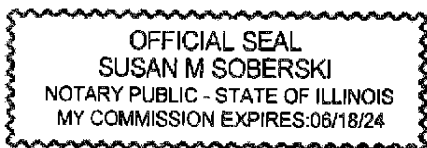
X *[Signature]*
James E. Moser

STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT James E. Moser, 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 29 day of AUGUST, 2022

X *[Signature]*
Notary Public



Taxpayer: Nathan Gautsche and Stacey Gautsche, 1452 W. Thome Avenue, Chicago, Illinois 60660
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

PROPER TITLE, LLC

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EXHIBIT "A" / LEGAL DESCRIPTION

Lot 37 in Edgewater Park, being a subdivision of the Northwest 1/4 (except the North 26 rods and 11 feet thereof) of the Northwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois

Property of Cook County Clerk's Office