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WARRANTY DEED
Tenants by the Entirety

2332170 ①

Doc#: 2310740216 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/17/2023 03:47 PM Pg: 1 of 3

Dec ID 20230301666064
ST/CO Stamp 1-250-604-240 ST Tax \$745.00 CO Tax \$372.50

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

THE GRANTOR(S), Steven Maddox and Brittany G. Genelin n/k/a Brittany G. Maddox, married to each other, and of 1134 Rossell Avenue, Village of Oak Park, County of Cook, State of Illinois 60302, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to Matthew Scott Fletcher and Allison Fletcher, married to each other and of *1213 Rossell Ave. Oak Park IL 60302, and not as joint tenants or as tenants in common but as Tenants by the Entirety, following described real estate situated in the County of Cook in the State of Illinois, to wit:

1134 Rossell Ave, Oak Park, IL 60302
ADDRESS: ~~1134 Franklin Avenue, River Forest, IL 60302~~ 303 Oak
LEGAL DESCRIPTION: ATTACHED HERETO

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-06-215-002-0000
Address of Real Estate: 1134 Rossell Avenue, Oak Park, IL 60302

Dated this 1 day of April 2023

Real Estate Transfer Tax

\$5,960.00




8921

1 of 1
4/17...

REAL ESTATE TRANSFER TAX		17-Apr-2023
COUNTY:	372.50	
ILLINOIS:	745.00	
TOTAL:	1,117.50	
16-06-215-002-0000 20230301666064 1-250-604-240		

View...
https...

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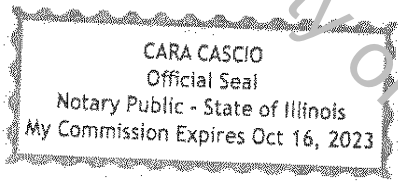
Steven Maddox
Steven Maddox

Brittany G. Genelin n/k/a Brittany G. Maddox
Brittany G. Genelin n/k/a Brittany G. Maddox

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven Maddox and Brittany G. Genelin n/k/a Brittany G. Maddox, personally known to me to be the 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 1 day of April, 2023.



[Signature] (Notary Public)

Prepared By:
Amy Muran Felton, Esq.
332 Linden Avenue
Oak Park, IL 60302

Mail To:
Scott Brower, Esq.
608 S. Washington Street, Suite 311
Naperville, IL 60540

Name and Address of Taxpayer/Address of Property:
Matthew Scott Fletcher and Allison Fletcher
1134 Rossell Avenue
Oak Park, IL 60302

Property of Cook County Clerk's Office

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Legal

LOT 13 IN BLOCK 8 IN ROSSELL'S SUBDIVISION TO OAK PARK, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE WEST 25 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 5 AND THE NORTH 20 ACRES OF THE EAST 25 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1923 AS DOCUMENT NUMBER 8047424, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1134 Rossell Avenue , Oak Park , IL 60302

PERMANENT INDEX NUMBER: 16-06-215-002-0000

Property of Cook County Clerk's Office