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WARRANTY DEED

Doc#. 2314510016 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/25/2023 10:09 AM Pg: 1 of 2

MAIL TO:

Ernie Rose

Drost, Kivlaha, McMahon & O'Connor LLC

11 S. Dunton Ave.

Arlington Heights, IL 60005

Dec ID 20230401692192

ST/CO Stamp 1-169-334-992 ST Tax \$479.00 CO Tax \$239.50

NAME & ADDRESS OF TAXPAYER

Colm O'Reilly

Jennifer Bivens

1729 Washington St.

Evanston, IL 60202

THE GRANTOR, **RUSSELL SCHREINER**, divorced and not since remarried, 1729 Washington St., Evanston, IL 60202, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) to **COLM O'REILLY AND JENNIFER BIVENS, Husband and Wife**, 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 20 (EXCEPT THE WEST HALF THEREON) IN BLOCK 4 IN PITNER AND SONS SECOND ADDITION TO SOUTH EVANSTON IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-24-400-037-0000

Property Address: 1729 WASHINGTON ST., EVANSTON, IL 60202

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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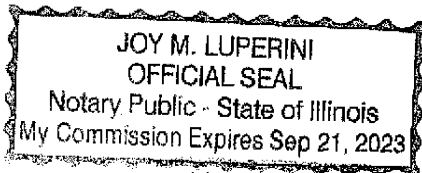
Dated this 10th day of April, 2023.

Russell Schreiner (Seal)
RUSSELL SCHREINER

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **RUSSELL SCHREINER, divorced and not since remarried**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his 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 10th day of April, 2023



Joy M. Luperini
Notary Public

This instrument was prepared by :

Richard A. Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631

006733

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: **PAID APR 28 2023**

AMOUNT: \$2395.00 Agent: US