

UNOFFICIAL COPY

Doc#: 2315210091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2023 12:16 PM Pg: 1 of 4

Dec ID 20230501622842
ST/CO Stamp 1-247-021-776 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-516-164-304 City Tax: \$4,095.00

GIT

41073351G 1/2

WARRANTY DEED BY
DAVID O. KROLL AND SUSAN NILSSON TO BARTHOLOMEW
WINTERS AND MIRANDA WINTERS AS TENANTS BY THE
ENTIRETY
FOR REAL ESTATE COMMONLY KNOWN AS 1712 W. 104TH PLACE,
CHICAGO, COOK COUNTY, ILLINOIS 60643

Property of Cook County Clerk's Office

UNOFFICIAL COPY

WARRANTY DEED Tenancy By The Entirety (Individual to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Married to

The Grantors, David O. Kroll and his wife, Susan Nilsson, of Evergreen Park, County of Cook, Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to Bartholomew Winters and Miranda Winters, husband and wife of Chicago, Illinois, 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, State of Illinois, to wit:

(Legal description) ATTACHED Hereto AS Exhibit A

Permanent Index Number: 25-18-204-079-0000 and 25-18-204-053-0000

Address of Real Estate: 1712 West 104th Place, Chicago, Illinois 60643

SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

Hereby waiving and releasing any and 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.

DATED: 17th day of May, 20 23

Signature: David O. Kroll
David O. Kroll

Signature: Susan Nilsson
Susan Nilsson

Spouse

State of Illinois)

) SS

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David O. Kroll and Susan Nilsson, his wife, personally known to me as 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 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 17th day of May, 20 23



E. Garnet Fay
Notary Public

UNOFFICIAL COPY

This instrument was prepared by:

Attorney E. Garnet Fay, 150 N. Michigan Avenue, S. 1230, Chicago, Il., ph.773-841-3373

MAIL RECORDED INSTRUMENT TO:

1712 W. 104th Place

Bartholomew Winters + Miranda Winters Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

1712 W. 104th Place

Bartholomew Winters + Miranda Winters Chicago, IL 60643

REAL ESTATE TRANSFER TAX

18-May-2023



COUNTY:	195.00
ILLINOIS:	390.00
TOTAL:	585.00

05-18-204-079-0000 | 20230501622842 | 1-247-021-776

REAL ESTATE TRANSFER TAX

18-May-2023



CHICAGO:	2,925.00
CTA:	1,170.00
TOTAL:	4,095.00 *

25-18-204-079-0000 | 20230501622842 | 0-516-164-304

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

THE WEST 16 FEET OF LOT 14 AND ALL OF LOT 15 IN THE SUBDIVISION OF LOT 6 IN BLOCK 5 IN THE BLUE ISLAND LAND AND BUILDING CO'S SUBDIVISION KNOWN AS WASHINGTON HEIGHTS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 1/2 OF THAT PART OF LOT 5 IN BLOCK 5 IN WASHINGTON HEIGHTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST OF LOT 15 IN KELLOGG AND KELLOGG'S SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 5 OF THE BLUE ISLAND LAND AND BUILDING CO'S SUBDIVISION IN WASHINGTON HEIGHTS, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 EXTENDED A DISTANCE OF 167 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 5, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5 TO THE WEST LINE OF LOT 15 EXTENDED; THENCE NORTH ALONG THE WEST LINE OF LOT 15 EXTENDED TO THE NORTH LINE OF SAID LOT 5, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING ALL IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1712 West 104th Place, Chicago, IL 60643
Tax Number: 25-18-204-079-0000

Property address: 1712 West 104th Place, Chicago, IL 60643
Tax Number: 25-18-204-053-0000