

UNOFFICIAL COPY

Doc#: 2315757053 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 09:31 AM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 3158988102

Dec ID 20230501628497
ST/CO Stamp 0-904-256-208 ST Tax \$420.00 CO Tax \$210.00

WARRANTY DEED

dated 2/28/2024
Peter Fetzer, Successor Trustee of the Elizabeth Fetzer Revocable Living Trust, 7815 Kenton Ave., Skokie, IL 60076 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **William Beckman Johnson and Meaghan ~~Dennis~~ Johnson**, husband and wife, 1231 West Winnemac Avenue, Unit 2E, Chicago, IL 60640 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 10-27-105-036-0000

Address of Real Estate: 7815 Kenton Ave., Skokie, IL 60076

SUBJECT TO: 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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 5/15, 2023

Peter Fetzer, Successor Trustee of the Elizabeth Fetzer Revocable Living Trust

STATE OF IL)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Peter Fetzer, Successor Trustee of the Elizabeth Fetzer Revocable Living Trust** is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 15th day of May, 2023

Notary Public

Official Seal
Teresa Lynn West
Notary Public State of Illinois
My Commission Expires 09/18/2024

Commission expires:

Prepared By:

Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

VILLAGE OF SKOKIE
ECONOMIC DEVELOPMENT TAX
PIN: 10-27-105-036-0000
ADDRESS: 7815 Kenton Ave
524b3 \$ 1260⁰⁰
17278 SL

Return to after recording and
Name and Address of Taxpayer:
William Beckman Johnson and Meaghan Dorroh Johnson
7815 Kenton Ave.
Skokie, IL 60076

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First American

Commitment for Title Insurance
Illinois - 2021 v. 01.00 (07-01-2021)

EXHIBIT A

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 29 (EXCEPT THE SOUTH 4 FEET THEREOF) AND THE SOUTH 14 FEET OF LOT 30 IN BLOCK 4 IN FIRST ADDITION TO ARTHUR DUNAS "L" EXTENSION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1925 AS DOCUMENT 8857949, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

7815 Kenton Avenue
Skokie, IL 60076

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50128017 (6-7-22)

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