

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2316528132 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2023 10:38 AM Pg: 1 of 3

Dec ID 20230501633209  
ST/CO Stamp 0-110-872-272 ST Tax \$370.00 CO Tax \$185.00

Return To: Carole Ruzich  
10001 S. Roberts Road  
Palos Hills, IL 60465

### Tax Bill To & Grantee's Address:

Timothy P. Shannon  
Taylor Morgan Shannon  
3248 W. 97<sup>th</sup> Street  
Evergreen Park, IL 60805

**The Grantors, Ryan Gidley and Kelly Gidley, husband and wife,** of the Village of Evergreen Park, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

**Timothy P. Shannon and Taylor Morgan Shannon, husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY**

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 3248 W. 97<sup>th</sup> Street, Evergreen Park, Illinois 60805

PIN:24-11-207-069-0000

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; and general real estate taxes not due and payable at the time of Closing.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

On this 9<sup>th</sup> day of June, 2023.

Ryan  
Ryan Gidley

Kelly  
Kelly Gidley

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83<sup>rd</sup> Street, Darien, IL 60561

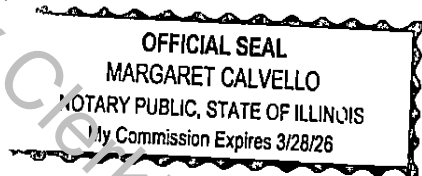
STATE OF Illinois )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ryan Gidley and Kelly Gidley husband and wife, personally known to me to be 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 notary seal, this 9<sup>th</sup> day of June, 2023.

Margaret Calvello  
Notary Public  
My commission expires \_\_\_\_\_

(seal)



**No. 6239**  
**Village of Evergreen Park**  
\$ 1850.00  
A-STORE  
Address: 3248 W 97TH ST  
**Real Estate Transaction Stamp**

**UNOFFICIAL COPY**  
ATTORNEYS' TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Permanent Index Number:**

Property ID: 24-11-207-069-0000

**Property Address:**

3248 W 97th Street

Evergreen Park, IL 60805

**Legal Description:**

THE EAST 45 FEET OF LOT 36 IN BLOCK 4 IN HOMESTEAD ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office