

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

236ST38402NB-BM lgz

Doc#: 2316645046 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/15/2023 09:49 AM Pg: 1 of 2

Dec ID 20230601643031  
ST/CO Stamp 1-205-962-448 ST Tax \$590.00 CO Tax \$295.00

(The Above Space for Recorder's Use Only)

THE GRANTORS, Jean Ann Tomlins, Trustee of the Jean Ann Tomlins Living Trust dated 6-17-19, and Christopher L. Tomlins, Trustee of the Christopher Lawrence Tomlins Living Trust dated 4-26-19, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, grant, bargain, sell, CONVEY AND SPECIALLY WARRANT to Kozima Homes, LLC, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\*AKA Christopher Lawrence Tomlins

**LOT 22 IN BLOCK 4 IN UNION ADDITION TO EVANSTON IN PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

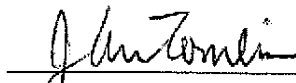
Permanent Index Number(s): 11-19-115-003-0000

Property Address: 1039 Maple Avenue, Evanston, Illinois 60202-1237

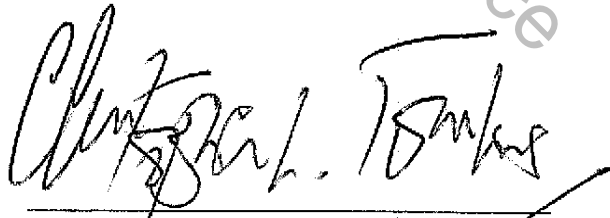
**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 6th day of June, 2023.



Jean Ann Tomlins, Trustee of the Jean Ann Tomlins Living Trust dated 6-17-19



Christopher L. Tomlins, Trustee of the Christopher Lawrence Tomlins Living Trust dated 4-26-19

CITY OF EVANSTON

006808

REAL ESTATE TRANSFER TAX  
**PAID JUN 14 2023**

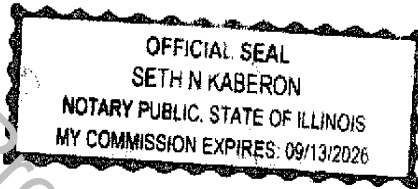
DATE:

AMOUNT: 2950.00 Agent: BOC

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, CERTIFY THAT Jean Ann Tomlins, Trustee of the Jean Ann Tomlins Living Trust dated 6-17-19, 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 she signed, sealed and delivered in the instrument as hers free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

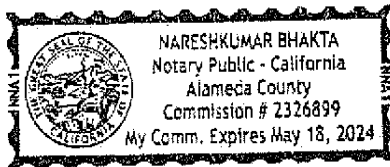
Given under my hand and notarial seal, this 6<sup>th</sup> day of June, 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public

I, the undersigned, a Notary Public in and for the County of ALAMEDA, in the State of California, CERTIFY THAT Christopher L. Tomlins, Trustee of the Christopher Lawrence Tomlins Living Trust dated 4-26-19, 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 in 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 6<sup>th</sup> day of June, 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

Seth N. Kaberon, Ltd.  
555 Skokie Boulevard, Suite 500  
Northbrook, IL 60062

**MAIL TO:**

Stephanie Uhler  
Simon Lapidés & Uhler, LLC  
4709 Golf Road, Suite 475  
Skokie, IL 60076-1228

*Koziura Homes LLC  
1701 Simpson  
Evanston, IL 60201*

**SEND SUBSEQUENT TAX BILLS TO:**

Koziura Homes, LLC  
1701 Simpson Street  
Evanston, IL 60201