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UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2321413115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 11:53 AM Pg: 1 of 2

Dec ID 20230701685131
ST/CO Stamp 1-404-594-640 ST Tax \$670.00 CO Tax \$335.00

THE GRANTORS

(The space above for Recorder's use only)

William N. Erickson and Susan Snow, husband and wife, 12112 S. 75th Avenue, of the City of Palos Heights, County of Cook, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Nathaniel Yanz and Christina Migler** of 13037 Sandburg Court, Palos Park, Illinois 60464, not in Tenancy in Common, but in **JOINT TENANCY**, in the following described Real Estate situated in Cook County, Illinois, commonly known as 12112 South 75th Avenue, Palos Heights, IL 60463, legally described as: ** * Husband and wife.*

** as tenants by the entirety.*

Situated in the County of Cook, State of Illinois, to wit:

Lot 9 in Block 14 in Robert Bartlett's Resubdivision of Blocks 13 and 14 in A.G. Briggs Company's Palos Vista Subdivision, in the Southwest 1/4 of the Southeast 1/4 of Section 24, and the West 1/2 of the Northwest 1/4 of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years.

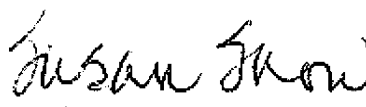
Permanent Index Number (PIN): 23-25-215-007-0000

Address(es) of Real Estate: 12112 South 75th Avenue, Palos Heights, IL 60463

The Grantors hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Dated this 31st day of July, 2023

 (SEAL)
William N. Erickson

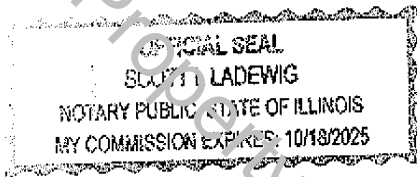
 (SEAL)
Susan Snow

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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 William N. Erickson and Susan Snow personally known to me to be the same persons whose names subscribed in 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 31st day of July, 2023.



[Signature]
NOTARY PUBLIC
Commission expires 10-18-2025

This instrument was prepared by: Scott Ladewig, Ladewig & Basch, P.C., 5600 W. 127th Street, Crestwood, Illinois 60418

MAIL TO:

Christina Migler and Nathaniel Yanz
12112 South 75th Avenue
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Christina Migler and Nathaniel Yanz
12112 South 75th Avenue
Palos Heights, IL 60463

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		01-Aug-2023
COUNTY:		335.00
ILLINOIS:		670.00
TOTAL:		1,005.00
23-26-215-007-0000	20230701685131	1-404-594-640