

UNOFFICIAL COPY

Doc#: 2321529217 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2023 03:31 PM Pg: 1 of 3

Dec ID 20230801688251
ST/CO Stamp 1-168-206-288 ST Tax \$1,480.00 CO Tax \$740.00

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Preparer File: 23GCO001122SK

THE GRANTORS Scott W. Ackman and Shaun K. Waldron, husband and wife of the City of Evanston, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to William Bence and Kristina Bence, husband and wife, of 1050 W. Armitage, Unit B, Chicago, Illinois 60614 NOT AS JOINT TENANTS OR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, all interest in the following described Fee Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number: 10-12-306-006-0000

Address of Real Estate: 2327 Pioneer Road
Evanston, Illinois 60201

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Dated this 31 day of July, 2023

X Scott Ackman
Scott W. Ackman

X Shaun K. Waldron
Shaun K. Waldron

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott W. Ackman and Shaun K. Waldron, 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 official seal this 31 day of July, 2023



Notary Public

Prepared by:
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Mail to:
William Bence and Kristina Bence
2327 Pioneer Road
Evanston, Illinois 60201

Name and Address of Taxpayer:
William Bence and Kristina Bence
2327 Pioneer Road
Evanston, Illinois 60201

CITY OF EVANSTON

008282

REAL ESTATE TRANSFER TAX

PAID AUG 01 2023

DATE:

AMOUNT: \$7400.00 Agent: UB

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GCO001122SK

For APN/Parcel ID(s): 10-12-306-006-0000

LOT 5 IN WILLIAM CLARK SUBDIVISION OF BLOCK 6 IN JOHN CULVER'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office