

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2327946069 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 12:18 PM Pg: 1 of 4

FIDELITY NATIONAL TITLE
CH23011143

Dec ID 20231001641190
ST/CO Stamp 1-501-041-616 ST Tax \$715.00 CO Tax \$357.50

THE GRANTOR Mary Niles, unmarried, and surviving spouse of Dennis A. Niles, and of the City of Winnetka, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to John Tiedmann and Richelle Tiedmann of the City of Winnetka, County of Cook, State of Illinois, not as tenants in common, but as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; easements for public utilities, and Covenants, conditions and restrictions of record, if any.


936 Spruce St, Winnetka IL 60093

Permanent Real Estate Index Number: 05-20-205-012-0000

Address of Real Estate: 936 Spruce St. Winnetka Illinois 60093

The date of this deed of conveyance is

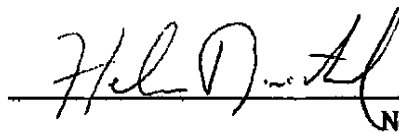
September 29, 2023

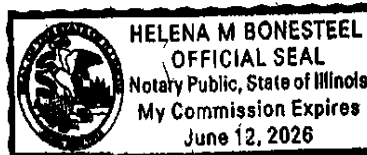

Mary Niles

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Mary Niles, 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 the said instrument as her 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 on

September 29, 2023


Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 936 Spruce St.
Winnetka, Illinois 60093

Legal Description:

LOT 4 IN BLOCK 3 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCK 7, 8, 9, 10, 11, 12, 18, 29, 30, 31, 32, 33, 34, 54, 56, 57, 58 AND 59 IN VILLAGE OF WINNETKA OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEES ADDRESS

<p>This instrument was prepared by: Peter Berk O'Keefe, Rivera & Berk, LLC 10 S LaSalle Street, Suite 2510 Chicago, IL 60603</p>	<p>Send subsequent tax bills to: John Tiedmann & Richelle Tiedmann 942 Spruce Winnetka, IL 60093</p>	<p>Mail recorded document to: John Tiedmann & Richelle Tiedmann 942 Spruce Winnetka, IL 60093</p>
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EXHIBIT A

Order No.: CH23011143

For APN/Parcel ID(s): 05-20-205-012-0000

For Tax Map ID(s): 05-20-205-012-0000

LOT 4 IN BLOCK 3 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCK 7, 8, 9, 10, 11, 12, 13, 29, 30, 31, 32, 33, 34, 54, 56, 57, 58 AND 59 IN VILLAGE OF WINNETKA OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

04-Oct-2023



COUNTY:	357.50
ILLINOIS:	715.00
TOTAL:	1,072.50

05-20-205-012-0000

| 20231001641190 | 1-501-041-616

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