

# UNOFFICIAL COPY

Doc#: 2331106437 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/07/2023 02:54 PM Pg: 1 of 3

Dec ID 20231001659080  
ST/CO Stamp 1-275-533-264 ST Tax \$307.00 CO Tax \$153.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Codilis + Associates  
15W030 N. Frontage Rd  
Suite 100  
Burr Ridge, IL 60527

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Jonathan and Jaymie Baldwin  
6950 Center Ave., Hanover Park, IL 60133

**THE GRANTORS:** Paul A. Ketz and Jennifer N. Ketz, of 6950 Center Ave., Hanover Park, IL 60133, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Jonathan ~~X~~ Baldwin and Jaymie ~~X~~ Baldwin, husband and wife of 1216 1/2 Ridgeway Ave., Aurora, IL 60506, to have and to hold as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

\*Michelle  
\*George  
**SEE ATTACHED LEGAL DESCRIPTION**

**FIRST AMERICAN TITLE**  
**FILE # AF039272**

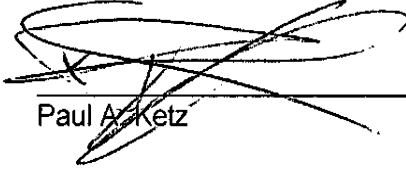
Commonly known as: 6950 Center Ave., Hanover Park, IL 60133  
PIN: 06-36-105-019-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 30 day of October, 2023.

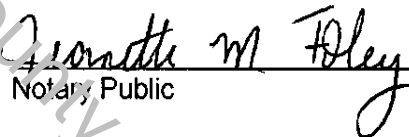
  
Paul A. Ketz

  
Jennifer N. Ketz

STATE OF IL )  
  )SS  
COUNTY OF DeKalb )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Paul A. Ketz and Jennifer N. Ketz**, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 30 day of October, 2023.

  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

The Katris Law Group  
Attorney at Law  
257 West Ave., Suite 206  
Elmhurst, IL 60126



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 3 IN TOBIN'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 10 IN GRANT HIGHWAY SUBDIVISION, ONTARIOVILLE, COOK COUNTY, ILLINOIS, BEING A PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED SEPTEMBER 29, 1993 AS DOCUMENT NUMBER 93778414, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 06-36-105-019-0000 (Vol. 061)

Property Address: 6950 Center Ave, Hanover Park, Illinois 60133

Property of Cook County Clerk's Office