

# UNOFFICIAL COPY

773057 1/2

WARRANTY DEED  
ILLINOIS STATUTORY



\*2334928058\*

Doc# 2334928058 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:05 PM PG: 1 OF 4

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

THE GRANTOR(S)

**Mark Sagerstrom and Bria Sagerstrom, husband and wife,**

of the City of Riverside, County of Cook, State of Illinois for and in consideration of \$10.00 (Ten and 00/100) dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Erik Stegemann and Catherine Stegemann, husband and wife, as tenants by the entirety**

of 3437 Kenilworth, Berwyn, Illinois, 60402, of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

~~LOT 25 IN BLOCK 1 IN BEEBE'S CENTRAL RIVERSIDE SUBDIVISION OF THE SOUTH 20 ACRES  
OF THE EAST FRACTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH,  
RANGE 12 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

*See attached*

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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(s): 15-35-205-031-0000

Address of Real Estate: 56 Kimbark Rd., Riverside, IL 60546

Dated this 13 day of November, 2023.

\_\_\_\_\_  
Mark Sagerstrom

\_\_\_\_\_  
Bria Sagerstrom

S   
P   
S   
SCY   
INT

\_\_\_\_\_  
This property is not homestead as to the Grantor(s)

**Compliance or Exemption Approved  
Village of Riverside**

BY:   
Date: 11-14-2023

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Mark Sagerstrom & Bria Sagerstrom

personally known to me to be the same person(s) whose name(s) 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 14 day of November, 2023.

Bridget Kloak (Notary Public)

Prepared by:  
Margaret M Cummins  
1930 N. 77th Avenue  
Elmwood Park, IL 60707



Mail to:  
Brian R. Kasper  
9501 W. Devon Ave # 800  
Rosemont IL 60018

Name and Address of Taxpayer:  
Erik & Catherine Stegemann  
56 Kimbark Rd; Riverside IL  
60546

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File No: 773057

## EXHIBIT "A"

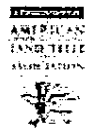
LOT 25 IN BLOCK 1 IN BEEBE'S CENTRAL RIVERSIDE SUBDIVISION OF THE SOUTH 20 ACRES OF THE EAST FRACTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-35-205-031-0000 (A)

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY:  
ILLINOIS:  
TOTAL:

265.00  
530.00  
795.00

15-35-205-031-0000

20231201693298

1-891-049-520

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