

# UNOFFICIAL COPY

BT 2210023-00884  
AFTER RECORDING MAIL TO (283)



Corey Michael Novick  
C Michael Novick LLC  
70 W Madison Street, Suite 2060  
Chicago IL 60602-4387

Doc# 2334928103 Fee \$93.00  
RHSP FEE:\$18.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 12/15/2023 04:14 PM PG: 1 OF 2

**SEND SUBSEQUENT TAX BILLS TO:**

Lorena Ruckdaeschel  
John Ruckdaeschel  
~~1625 Oakton Street~~  
Evanston, IL 60202

1333 N. Bell  
CHICAGO, IL 60645

Above Space for Recorder's Use Only

After Recording Return to:

Burnet Title - Post Closing  
One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181

## WARRANTY DEED

(ILLINOIS)  
General

THE GRANTOR, IBAN LEON, divorced and not since remarried,\* of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEES, LORENA RUCKDAESCHEL and JOHN RUCKDAESCHEL, married to each other, of 7333 North Bell Avenue, Chicago, IL, 60645, AS TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

**LOT 6 IN OAKTON TRUST SUBDIVISION OF THE SOUTH 1/9 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 16 FEET OF THE EAST 90 FEET OF THE NORTH 1/2 OF THE SOUTH 2/9 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 1625 OAKTON STREET, EVANSTON, IL 60202 \***

**PERMANENT INDEX NUMBER: 10-24-428-017-0000**

**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.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

WARRANTY DEED - 1625 OAKTON STREET, EVANSTON, IL 60202

REAL ESTATE TRANSFER TAX		14-Dec-2023
COUNTY:		141.50
ILLINOIS:		283.00
TOTAL:		424.50
10-24-428-017-0000		20231101672440   0-948-625-456

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 20<sup>th</sup> day of November 2023.

**GRANTOR**

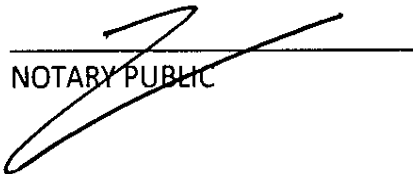


**IBAN LEON**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, IBAN LEON, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of November 2023.

  
NOTARY PUBLIC

Commission Expires: \_\_\_\_\_



**This instrument was prepared by:**

John Aylesworth, Esq  
Law Office of Michael H. Wasserman, P.C.  
1 North State Street, Suite 1500  
Chicago, Illinois 60602  
(312) 726-1512  
[www.mhwasserman.com](http://www.mhwasserman.com)  
[info@mhwasserman.com](mailto:info@mhwasserman.com)

**CITY OF EVANSTON**

008491

REAL ESTATE TRANSFER TAX

DATE: **PAID NOV 16 2023**

AMOUNT: \$1415.00 Agent: LB