

# UNOFFICIAL COPY

**PREPARED BY:**

Robert V. Borla  
Borla, North & Zaba, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Doc# 2403741015 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2024 09:30 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Alec Vitosky and Lindsey Vitosky  
4089 Garden Avenue  
Western Springs, IL 60558

Dec ID 20240101617357  
ST/CO Stamp 1-548-934-192 ST Tax \$695.00 CO Tax \$347.50

**MAIL RECORDED DEED TO:**

Borla, North & Zaba, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

## TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Kenneth J. Karlo and Laurel A. Karlo, as Trustees of The Karlo Family Trust dated February 19, 2001, of the City of Western Springs, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Alec Vitosky and Lindsey Vitosky, husband and wife, of 2912 North Pine Grove Avenue, #2, Chicago, Illinois 60657, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 15 IN BLOCK 10 IN J.C. CALDWELL'S SUBDIVISION OF C.C. LAY'S ADDITION TO WESTERN SPRINGS (EXCEPT BLOCK 15 AND EXCEPT THE NORTH 2 ACRES OF THE EAST HALF OF BLOCK 16 INCLUDING THE HALF STREET) BEING A SUBDIVISION OF THE EAST PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE 3.554 ACRES IN THE SOUTH PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 18-06-121-013-0000

Property Address: 4089 Garden Avenue, Western Springs, IL 60558

Subject, however, to the general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

# UNOFFICIAL COPY

Dated this 15 day of January, 2024

The Karlo Family Trust dated February 19, 2001

By Kenneth J. Karlo  
Kenneth J. Karlo, Trustee  
By Laurel A. Karlo  
Laurel A. Karlo, Trustee

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kenneth J. Karlo and Laurel A. Karlo, as Trustees of The Karlo Family Trust dated February 19, 2001, 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 notarial seal, this 15 day of January, 2024



Julie Ann Carco  
Notary Public  
My commission expires: 5/20/2025