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THIS DOCUMENT WAS PREPARED BY:

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Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2024 09:48 AM Pg: 1 of 4

Dec ID 20240201630370
ST/CO Stamp 1-203-534-896 ST Tax \$1,650.00 CO Tax \$825.00
City Stamp 1-497-726-000 City Tax: \$17,325.00

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WARRANTY DEED

THIS INDENTURE is made as of this 6th day of February, 2024 by and between **Carol J. Stone, as Trustee of the Carol J. Stone Revocable Trust under agreement dated May 9, 2017,** of the City of Chicago, State of Illinois ("Grantor"), and **Rade Tomic and Kathlyne Lim-Tomic** as ~~tenants by the~~ entirety of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-30-223-065-0000
Address of Real Estate: 1717 West Wellington Avenue, Chicago, IL 60657

SIGNATURE PAGE FOLLOWS

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 6 day of February, 2024.



Carol J. Stone, Trustee

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State of ILLINOIS)

) ss

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol J. Stone, Trustee, 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 they signed, sealed and delivered this 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.

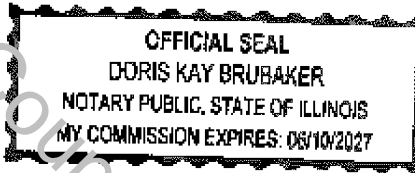
GIVEN under my hand and official seal, this 6 day of ^{Feb}~~January~~, 2024.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Rade Tomac and Khatynne
1717 W Wellington Ave - Tomac
Chicago, IL 60657



After Recording Return To:

Suzie DeAngelis
767 Walton Ln
Grayslake, IL
60030

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EXHIBIT A

Legal Description

PARCEL 1:

LOT 5 IN THE RESUBDIVISION OF LOTS 8, 9, 10, 11 AND 12 AND PARTS OF PRIVATE STREET IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 2000 AS DOCUMENT NO. 00954797, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS OF WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2002 AS DOCUMENT NO. 00970524.

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