

UNOFFICIAL COPY

Doc#: 2410124087 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/10/2024 9:55 AM Pg: 1 of 2

Dec ID 20240301658613
ST/Co Stamp 0-426-151-472 ST Tax \$365.00 CO Tax \$182.50

WARRANTY DEED Tenants by the Entirety

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 24163608

THIS INDENTURE WITNESSETH, that the Grantor(s), **Sean Bond and Stephanie Bond**, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO William Rule and Celia Rule, husband and wife, of 4138 W. Leland Ave Unit 2W Chicago, IL 60630, not as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate, to-wit:


LOT 84 (EXCEPT THE NORTH 46.5 FEET THEREOF) AND LOT 85 (EXCEPT THE SOUTH 48 FEET THEREOF) IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-03-115-032-0000


Address of Real Estate: 1732 17th Ave, Melrose Park, IL 60160

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th Day of March, 2024



Sean Bond



Stephanie Bond

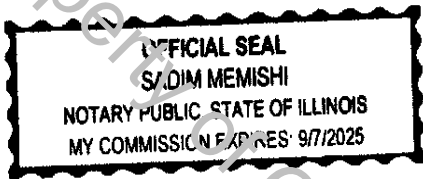
VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1732 N 17th Ave
Address of Property
D.A. 3-18-24
Approved Date

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Sean Bond and Stephanie Bond, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 20th day of March, 2024.



Sadim Memishi
Notary Public

This Instrument was prepared by:
Sadim Memishi, Esq.
7242 W 58th St
Summit IL 60501

Future Tax Bills to

William Rude and
Celia Rude
1732 17th AVE
Melrose Park, IL 60160

After recording return document to:

William Rude and
Celia Rude
1732 17th AVE
Melrose Park, IL 60160

REAL ESTATE TRANSFER TAX		U4-APR-2024
COUNTY:		182.50
ILLINOIS:		365.00
TOTAL:		547.50
15-03-115-032-0000		
20240301658613		0-426-151-472