

# UNOFFICIAL COPY

## WARRANTY DEED (Individual to Individual)

*1/2*  
**(ILLINOIS)  
PAGE 1:**

Doc#: 2410224305 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/11/2024 12:19 PM Pg: 1 of 3

Dec ID 20240401671252  
ST/Co Stamp 2-073-992-752 ST Tax \$846.00 CO Tax \$423.00

*246NW388991 SK*  
THE GRANTORS, Kevin Sheehan and Inga Ruzhitsky Sheehan, formerly known as Inga V. Ruzhitsky, husband and wife, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEES, RONALD E. NERODA AND KELLY NERODA, husband and wife, of 35 S. Racine, Unit 4NW, Chicago, IL 60607, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 (EXCEPT THE NORTH 100 FEET THEREOF) AND THE EAST 1/2 OF LOT 2 (EXCEPT THE NORTH 100 FEET THEREOF) IN BLOCK 5 IN MC DANIEL'S ADDITION TO WILMETTE, SAID ADDITION BEING A SUBDIVISION OF LOTS 1 TO 9 IN BAXTER'S SUBDIVISION OF THE SOUTH SECTION OF QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 73 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD said premises, not as tenants in common and not as joint tenants, but as tenants by the entirety, forever.

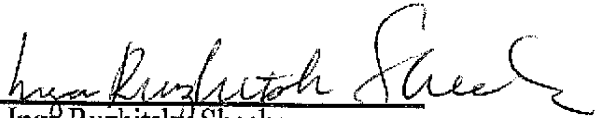
Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 05-34-304-010-0000  
Address (es) of Real Estate: 219 13th Street, Wilmette, IL 60091

# UNOFFICIAL COPY

DATED: April 5, 2024

  
\_\_\_\_\_  
Kevin Sheehan

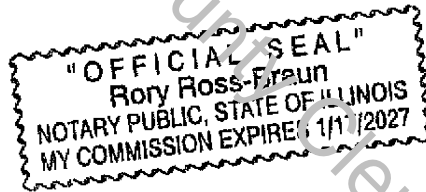
  
\_\_\_\_\_  
Inga Ruzhitsky Sheehan,  
formerly known as  
Inga V. Ruzhitsky

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Sheehan and Inga Ruzhitsky Sheehan, formerly known as Inga V. Ruzhitsky, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 4/5/2024

  
\_\_\_\_\_  
NOTARY PUBLIC



MAIL TO:  
Law Office of Hugo A. Ortiz  
4440 S. Ashland Avenue  
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:  
Ronald E. Neroda and Kelly E. Neroda  
219 13th Street  
Wilmette, IL 60091

4548

*This instrument prepared by:*

*Central Law Group P.C.  
2822 Central Street, Evanston, IL 60201  
847-866-0124*

# UNOFFICIAL COPY



Name of Buyer:  
RONALD NERODA  
KELLY NERODA

Real Estate Transfer Tax  
**\$2,538.00**

Property Address:  
219 13TH ST.  
WILMETTE, IL 60091

Issue Date 4/9/2024

### Revenue Stamps:

		Qty		
Village of Wilmette	\$1,000.00	2	=	\$2,000.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$500.00	1	=	\$500.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$400.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$300.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$200.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$100.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$90.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$80.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$70.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$60.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$50.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$40.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$30.00	1	=	\$30.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$25.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$20.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$10.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$1.00	8	=	\$8.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	

		Qty		
Village of Wilmette	\$5,000.00	0	=	\$0.00
Real Estate Transfer Tax				
Stamp #:	MG	2024-04-09	219 13TH ST.	