

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 3176884

WARRANTY DEED

Statutory (Illinois)

Mail to:

Mr. Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

Send Subsequent Tax Bills to:

MR. CHARLES BRADY
KATHLEEN BRADY
1225 Hinman Avenue
Evanston, Illinois 60202

Doc#: 2411614008 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/25/2024 9:08 AM Pg: 1 of 2

Dec ID 20240401676087

ST/Co Stamp 2-102-579-504 ST Tax \$640.00 CO Tax \$320.00

THE GRANTOR(S), **BONNY S. ROTH**, a single woman, of **418 Church Street, Unit #2, Evanston, Illinois 60201**, for and in consideration of **TEN (\$10.00) AND NO/100 DOLLARS** and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to: **CHARLES BRADY**, and **KATHLEEN BRADY**, husband and wife, of **1225 Hinman Avenue, Evanston, Illinois 60202**, the following described real estate situated in the County of Cook, in the State of Illinois, not as Tenants in Common but as Joint Tenants with Right of Survivorship.

THE WEST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF LOTS 17 AND 18, IN BLOCK 37 IN EVANSTON IN THE SOUTHEAST FRACTIONAL ONE-FOURTH (1/4) OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, 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.

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.

Permanent Index Number(s): **11-18-419-002-0000**

Address of Real Estate: **422 Greenwood Street, Evanston, Illinois 60201**

Dated on April 10, 2024

X Bonny S. Roth

(Seal)

BONNY S. ROTH

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STATE OF ILLINOIS
COUNTY OF COOK

] ss.
]

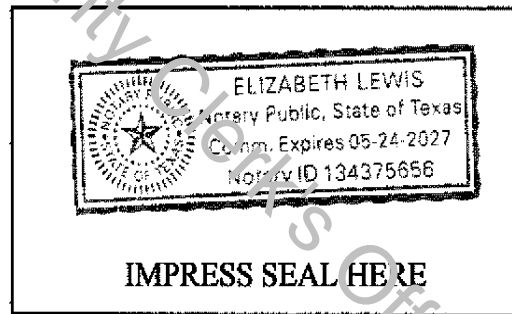
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BONNY S. ROTH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 10 day of April, 2024.

Elizabeth Lewis
NOTARY PUBLIC

My commission expires on 24 May, 2027

This instrument was prepared by:
Attorney Karen M. Walker
3353 S. Prairie Avenue, 1st Flr.
Chicago, Illinois 60616



*If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

CITY OF EVANSTON

008648

REAL ESTATE TRANSFER TAX

DATE: **PAID APR 17 2024**

AMOUNT: \$3200⁰⁰ Agent: LB