

UNOFFICIAL COPY

Doc# 2412014281 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 10:24 AM Pg: 1 of 3

Dec ID 20240401686836
ST/Co Stamp 0-212-240-688 ST Tax \$1,089.00 CO Tax \$544.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Chari M. Nyberg, Trustee under the Chari M.
Nyberg Declaration of Trust dated July 11,
2001
4069 Garden Ave
Western Springs Illinois 60558

(The Above Space for Recorder's Use Only)

THE GRANTOR Chari M. Nyberg, Trustee under the Chari M. Nyberg Declaration of Trust dated July 11, 2001, 4069 Garden Ave, Western Springs, Illinois 60558 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Matthew^{*} Michalik and Mary H. Michalik,^{**} ~~a married couple~~, of 2417 Patricia Lane, Homewood, IL 60430, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
^{**} HUSband and wife as tenants by the entirety ^{* P.}

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 18-06-121-008-0000

Property Address: 4069 Garden Avenue, Western Springs, IL 60558

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

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.

Dated this 10 day of April, 2024.

Chari M. Nyberg TTEE
Chari M. Nyberg, Trustee under the
Chari M. Nyberg Declaration of Trust
dated July 11, 2001

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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, CERTIFY THAT Chari M. Nyberg, 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 in the 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 10th day of April, 2024.



Stephanie Ann Posey

 Notary Public



THIS INSTRUMENT PREPARED BY
 Stephanie Posey
 Posey Law Group LLC
 106 W. Calendar Court, #85
 La Grange, IL 60525

MAIL TO:

Chris Cummings
 2024 Hickory Road
 Ste. 205
 Homewood, IL 60430

SEND SUBSEQUENT TAX BILLS TO:

Matthew & Mary Michalik
 4069 Garden Avenue
 Western Springs, IL 60558

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EXHIBIT A LEGAL DESCRIPTION

LOT 20 IN BLOCK 10 IN J. C. CALDWELL'S SUBDIVISION OF C. C. LAY'S ADDITION TO WESTERN SPRINGS (EXCEPT BLOCK 15 AND EXCEPT NORTH 2 ACRES OF EAST 1/2 BLOCK 16 INCLUDING HALF STREETS) BEING A SUBDIVISION OF EAST PART OF NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 3.554 ACRES IN SOUTH PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office