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WARRANTY DEED

Tenants By The Entirety

Doc#: 2412424459 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 2:11 PM Pg: 1 of 3

Dec ID 20240201644433

ST/Co Stamp 1-641-769-264 ST Tax \$826.00 CO Tax \$413.00

2433245

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

THE GRANTOR(S), Joseph S. Wright III and Catherine Callow-Wright, married to each other and of Meriden County State of New Jersey, for and in consideration of \$10.00 in hand paid, convey(s) and warrants(s) to Andrew Lang and Maribeth Smerz, married to each other and of 1653 N. Troy St, Chicago, IL 60647, and not as joint tenant or as tenants in common but as Tenants by the Entirety, following described real estate situated in the County of Cook in the State of Illinois, to wit: *a single person

ADDRESS: 226 N. Taylor Avenue, Oak Park, IL 60302

LEGAL DESCRIPTION: ATTACHED HERETO

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of closing, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-08-116-003-0000

Address of Real Estate: 226 N. Taylor Avenue, Oak Park, IL 60302

Dated this 12 day of April 2024

REAL ESTATE TRANSFER TAX

03-May-2024



COUNTY:	413.00
ILLINOIS:	826.00
TOTAL:	1,239.00

16-08-116-003-0000

| 20240201644433 | 1-641-769-264

Real Estate Transfer Tax

\$6,608.00



Oak Park



9911

ww.oak-park.us

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Joseph S. Wright III
Joseph S. Wright III

Catherine Callow-Wright
Catherine Callow-Wright

STATE OF NEW JERSEY, COUNTY OF Merce ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph S. Wright III and Catherine Callow-Wright, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the 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 12 day of April, 2024

Angela M. Francis (Notary Public)



Prepared By:
Amy Muran Felton, Esq.
332 Linden Avenue
Oak Park, IL 60302

Mail To:
Andrew Lang and Maribeth Smerz
226 N. Taylor Avenue
Oak Park, IL 60302

Name and Address of Taxpayer/Address of Property:
~~Andrew Lang and Maribeth Smerz~~ Brian Radke, Esq
~~226 N. Taylor Avenue~~ 330 W. Terra Ceita Ave, Ste D
~~Oak Park, IL 60302~~ Crystal Lake, IL 60014

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Escrow File No.: 2433245

LEGAL DESCRIPTION

LOT 16 (EXCEPT THE SOUTH 33 FEET) AND LOT 17 (EXCEPT THE NORTH 27 FEET)
IN BLOCK 20 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE WEST 1/2 OF
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 226 N.Taylor Avenue, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-08-116-003-0000

Property of Cook County Clerk's Office