

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
Tenancy By the Entirety

Doc#: 2413626362 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 4:03 PM Pg: 1 of 2

Dec ID 20240501601206

ST/Co Stamp 0-581-977-392 ST Tax \$801.50 CO Tax \$400.75

THE GRANTOR, Adolph Weixler, unmarried, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to David F. Abatangelo and Susan T. Pearson, husband and wife, 2436 W. Greenleaf, Chicago, IL 60645, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common nor joint tenants but as TENANTS BY THE ENTIRETY, to wit:

THE EAST 42 FEET OF LOT 12 OF WELTER'S RIDGE AVENUE ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4, LYING WEST OF RIDGE ROAD OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH THE EAST 1/2 OF THE SOUTH 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY 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 USE AND ENJOYMENT OF THE REAL ESTATE.

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 nor joint tenants but as TENANTS BY THE ENTIRETY, forever.

Permanent Real Estate Index Number: 11-19-304-033-0000

Address of Real Estate: 1209 Madison St., Evanston, Illinois 60202

Dated this 10th day of May, 2024.

UNOFFICIAL COPY

Adolph Weixler (SEAL)
Adolph Weixler

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 Adolph Weixler, 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 acknowledge that he signed, sealed and delivered the said instrument as his 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 10 day of May, 2024.



Katherine D Hart
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart
9349 Forestview Road
Evanston, Illinois 60203

Send subsequent tax bills to:

David Abatangelo and Susan Pearson
1209 Madison Street
Evanston, IL 60202

After recording mail to:

1209 Madison St.
Evanston IL 60202

005473

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID MAY 13 2024

AMOUNT: \$4,010.00 Agent: Jo.