

UNOFFICIAL COPY

Doc#: 2417014008 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/18/2024 9:07 AM Pg: 1 of 3

Dec ID 20240601628969
ST/Co Stamp 0-831-839-536 ST Tax \$755.00 CO Tax \$377.50
City Stamp 1-368-710-448 City Tax \$7,927.50

WARRANTY DEED

Mark R. Vanderpoel and Linda J. Coady, husband and wife, 4433 North Maplewood Avenue, Chicago, IL 60625 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **John Drake Winters and Mary Kensik**, husband and wife, 4433 North Maplewood Avenue, Chicago, IL 60625 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

FIRST AMERICAN TITLE
FILE # AF1043814

Permanent Real Estate Index Number: 13-13-232-008-0000

102

Address of Real Estate: 4433 North Maplewood Avenue, Chicago, IL 60625

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 6/12, 2024

Mark R. Vanderpoel
Mark R. Vanderpoel

Linda J. Coady
Linda J. Coady

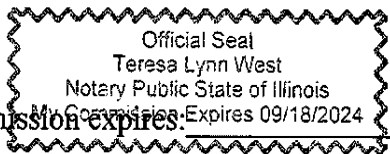
STATE OF IL)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Mark R. Vanderpoel and Linda J. Coady** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 12th day of June, 2024

Teresa Lynn West
Notary Public



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
John Drake Winters and Mary Kensik
4433 North Maplewood Avenue
Chicago, IL 60625

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 32 IN BLOCK 16 IN THE NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-13-232-008-0000

Property Address: 4433 North Maplewood, Chicago, Illinois 60625
Avenue

Property of Cook County Clerk's Office