

UNOFFICIAL COPY

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AP2408577
WARRANTY DEED
ILLINOIS



Doc# 2418022087 Fee \$28.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/28/2024 12:07 PM
PAGE: 1 OF 2

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter Unit 818
Chicago, Illinois 60613

THE GRANTORS JAMES J. KAPPEL and STEPHANIE KAPPEL, married to each other, of 1460 Marcy Ln, Wheeling, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, BARGAIN, SELL, and CONVEY unto THE GRANTEEES MARK VANWEES and MARY A. VANWEES, married to each other, of 1001 Margret, Des Plaines, IL, not as Tenants in Common, but as JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 16 IN MICHAEL BABIARZ'S SUBDIVISION UNIT 2 BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 03-09-205-019-0000
Address of Real Estate: 1460 Marcy Ln, Wheeling, IL 60090

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SUBJECT TO the following, if any: 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.

Hereby waiving and releasing any and 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, but as joint tenants forever.

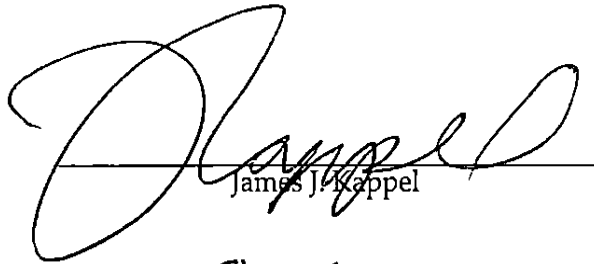
REAL ESTATE TRANSFER TAX		28-Jun-2024
COUNTY:		225.50
ILLINOIS:		451.00
TOTAL:		676.50

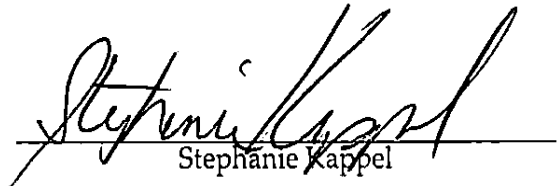
03-09-205-019-0000 | 20240601632192 | 0-225-059-632

Real Estate Transfer Approved
Initials: *mc* Date: *6/19/24*
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

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The date of this deed of conveyance is Dated this 06 day of JUNE, 2024.


James J. Kappel



Stephanie Kappel

State of Illinois)
County of Cook) SS.

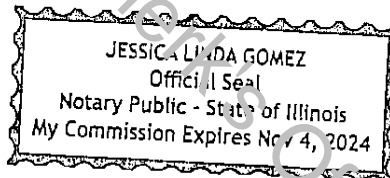
The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that James J. Kappel and Stephanie Kappel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 6 day of June, 2024.


Notary Public

Near North Title Group
Commitment No.: AP2408577



Send subsequent tax bills to:
Mark VanWees
1001 Margret St
Des Plaines, IL, 60016

Mail recorded document to:
Mark VanWees
1001 Margret St
Des Plaines, IL, 60016