

# UNOFFICIAL COPY

Doc#: 2418023017 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/28/2024 9:24 AM Pg: 1 of 3

Doc ID 20240601620623

ST/Co Stamp 0-155-471-152 ST Tax \$950.00 CO Tax \$475.00

*Prize 100405 1/2*

**WARRANTY DEED  
ILLINOIS STATUTORY  
Tenancy By the Entirety**

THE GRANTORS, Russell R. Bayles, Jr. and Christine Bayles, husband and wife, 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, CONVEY and WARRANT to Kathleen Zeller and Charles Zeller, wife and husband, \_\_\_\_\_, 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:

LOT 6 OF RADLES' FIRST ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE WEST 78 RODS OF THE NORTH 20 1/2 RODS OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTER OF THE HIGHWAY RUNNING THROUGH SAID PROPERTY AS SHOWN BY PLAT RECORDED APRIL 30.1879 IN BOOK OF PLATS PAGE 52 AS DOCUMENT 220114 AND OF THE NORTH 312.25 FEET OF LOT 32 IN ROBERTSON'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF HAPPS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 14. 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: 10-14-201-011-0000

Address of Real Estate: 2044 Ewing Avenue, Evanston, IL 60201

PROPER TITLE, LLC

# UNOFFICIAL COPY

Dated this 4<sup>th</sup> day of <sup>June</sup> ~~May~~, 2024

*Russell R. Bayles, Jr.* (SEAL)  
Russell R. Bayles, Jr.

*Christine Bayles* (SEAL)  
Christine Bayles

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 Russell R. Bayles, Jr. and Christine Bayles, 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 acknowledge 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 4 day of June, 2024.



*Katherine D Hart*  
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart  
9349 Forestview Road  
Evanston, Illinois 60203

*Graves Avenue*  
Send subsequent tax bills to:

Kathleen and Charles Zeller  
2044 Ewing Avenue  
Evanston, IL 60201

After recording mail to:

*Kathleen & Charles Zeller*  
*c/o Julie Kennard*  
*1735 Winnetka Rd*  
*Northfield IL 60093*

CITY OF EVANSTON

005492

REAL ESTATE TRANSFER TAX

DATE: **PAID JUN 04, 2024**

AMOUNT: \$4,750.00 Agent: *Jo*

# UNOFFICIAL COPY

## "EXHIBIT A" ADDENDUM

LOT 6 OF RADLES' FIRST ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE WEST 78 RODS OF THE NORTH 20 1/2 RODS OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTER OF THE HIGHWAY RUNNING THROUGH SAID PROPERTY AS SHOWN BY PLAT RECORDED APRIL 30.1879 IN BOOK OF PLATS PAGE 52 AS DOCUMENT 220114 AND OF THE NORTH 312.25 FEET OF LOT 32 IN ROBERTSON'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF HAPPS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 10-14-201-011-0000,

Property of Cook County Clerk's Office