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245T00891NB

WARRANTY DEED ILLINOIS
Tenancy by the Entirety
Individual to Individual

Doc#: 2420627260 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/24/2024 2:29 PM Pg: 1 of 2

Doc ID 20240701653283

ST/Co Stamp 0-946-027-312 ST Tax \$230.00 CO Tax \$115.00

above space for recorder only

THE GRANTORS, Craig Niemann and Jennifer Niemann, his wife, 2018 Sherman Avenue, Unit 1E, Evanston, Illinois,

for and in consideration of Ten Dollars and other valuable consideration, in hand paid,

CONVEY and WARRANT to James Perreault, III, and Barbara Ogiba, Husband and Wife, 620 Sheridan Square, Unit G, Evanston, Illinois,

not in Tenancy in Common, not Joint Tenancy, but in **TENANCY BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT NUMBER 2018-1 "E", AS DELINEATED ON SURVEY OF LOTS 3 AND 4 IN BLOCK 2 IN WHEELER'S AND OTHERS SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF SHERMAN AVENUE IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY THE FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 25, 1976 AND KNOWN AS TRUST NUMBER 'R'-1912, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23693245, TOGETHER WITH ITS UNDIVIDED 4.26 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND HOLD** said premises forever.

Subject to easements, covenants and restrictions of record and general Real Estate Taxes after the first installment of 2023.

Permanent Index Number: 11-18-104-044-1016

Address of Real Estate: 2018 Sherman Avenue, Unit 1E, Evanston, Illinois 60201

CITY OF EVANSTON

005588

REAL ESTATE TRANSFER TAX

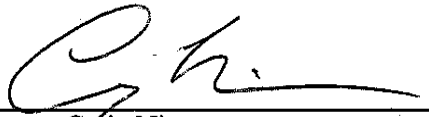
DATE **PAID JUL 17 2024**

AMOUNT: **\$1,150.00** Agent: *Jo*

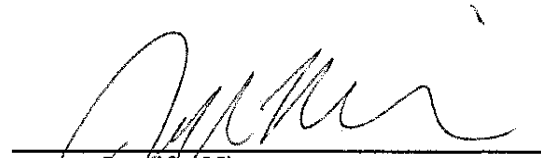
UNOFFICIAL COPY

DATED this 16th day of July, 2024.

Please
Print or
Type Names
Below
Signatures



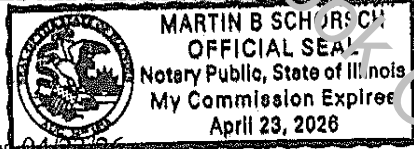
Craig Niemann



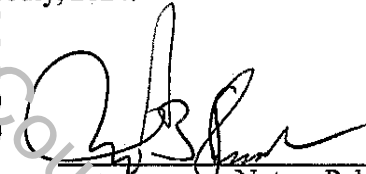
Jennifer Niemann

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Craig Niemann and Jennifer Niemann 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 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 16th day of July, 2024.



Commission expires 04/23/26.



Notary Public

This instrument was prepared by Martin B. Schorsch, 105 Revere Drive, Suite I, Northbrook, IL 60062.

MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

James Perreault, III, and Barbara Ogiba
2018 Sherman Avenue
Unit 1E
Evanston, Illinois 60201

Property of Cook County Clerk's Office