

# UNOFFICIAL COPY

## WARRANTY DEED



MAIL TO:  
Gregory S. Gann  
Gann & Parker, PC  
1480 Renaissance Drive  
Suite 201  
Park Ridge, IL 60068

Doc#: 1021711014 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/05/2010 08:47 AM Pg: 1 of 8

### NAME & ADDRESS OF TAXPAYER:

James and Nancy Ledwon  
2107 Lake Shore Circle  
Arlington Heights, IL 60004

THE GRANTORS, **RICHARD J. QUAGLIANO**, of Barrington, Illinois, **JOAN E. MORRIS**, of Chesterfield, Missouri, **ROGER M. QUAGLIANO**, of Prospect Heights, Illinois, **MARK W. QUAGLIANO**, of Burlington, Iowa, **SUSAN M. DEAN**, of Buffalo Grove, Illinois, and **ALENE R. EGAN**, of Buffalo Grove, Illinois, the Heirs at law of **ARLENE QUAGLIANO**, Deceased, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **JIM LEDWON AND NANCY L. LEDWON**, Husband and Wife, of 954 Brantley Street, The Villages, Florida, 32162-6400, GRANTEES, not as joint tenants or tenants in common, but as Tenants By The Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

NW 6124395  
PK 1g1

PIN: 03-16-402-042-0000  
Address: 2107 Lake Shore Circle, Arlington Heights, IL 60004

SUBJECT TO: easements, conditions, restrictions, covenants of record, building lines, any confirmed special tax or assessment, general real estate taxes for 2009 and subsequent years and 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 property in Tenancy By The Entirety, forever. This is not the homestead property of any herein-named Grantor.

Dated this 12<sup>TH</sup> day of JULY, 2010.

RICHARD J. QUAGLIANO

MARK W. QUAGLIANO

JOAN E. MORRIS

SUSAN M. DEAN

ROGER M. QUAGLIANO

ALENE R. EGAN

S Y  
P 8  
S Y  
SC Y  
INT CT

BOX 333-CT1

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## LEGAL DESCRIPTION RIDER

PARCEL 1:

Lot 24 in Lake Arlington Towne Unit 3, a Subdivision in the South East ¼ of Section 16, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 over Lot 31 in Lake Arlington Towne Unit 3 Subdivision, aforesaid, for ingress and egress as set forth of the Plat of Subdivision recorded July 29, 1986 as Document 86322992 and as created by Deed recorded August 5, 1987 as Document 87431238.

PARCEL 3:

Easement for private driveway for ingress and egress to common area for the benefit of Parcel 1 as set forth in Declaration of covenants, conditions, easements and restrictions for Lake Arlington Towne Village recorded March 17, 1987 as Document 87144248 and as created by Deed from Lake Arlington Towne Housing Partnership recorded August 5, 1987 as Document 87431238.

Address: 2107 Lake Shore Circle, Arlington Heights, IL 60004  
PIN: 03-16-402-042-0000

STATE OF ILLINOIS



AUG.-3.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00286.00
# 0000003761 FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG.-3.10

REVENUE STAMP

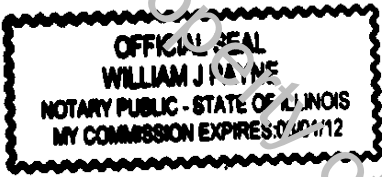
REAL ESTATE TRANSFER TAX
00143.00
# 697E000000 FP 103034

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STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **RICHARD J. QUAGLIANO**, 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 acknowledged that he signed, sealed and delivered the 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 notarial seal, this 15<sup>TH</sup> day of July, 2010.



[Signature]  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

**IMPRESS SEAL HERE**

**NAME and ADDRESS OF PREPARER:**  
William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

# UNOFFICIAL COPY

STATE OF MISSOURI )  
                          ) SS.  
COUNTY OF St Charles

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JOAN E. MORRIS**, 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 acknowledged that she signed, sealed and delivered the instrument as her 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 notarial seal, this 19 day of July, 2010.

Janice D. Gahmer  
Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

IMPRESS SEAL HERE

NAME and ADDRESS OF PREPARER:  
William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/7-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ROGER M. QUAGLIANO**, 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 acknowledged that he signed, sealed and delivered the 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 notarial seal, this 21<sup>st</sup> day of July, 2010.



[Signature]  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

IMPRESS SEAL HERE

**NAME and ADDRESS OF PREPARER:**

William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SUSAN M. DEAN**, 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 acknowledged that she signed, sealed and delivered the instrument as her 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 notarial seal, this 22<sup>nd</sup> day of July, 2010.



[Signature]  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

IMPRESS SEAL HERE

NAME and ADDRESS OF PREPARER:  
William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

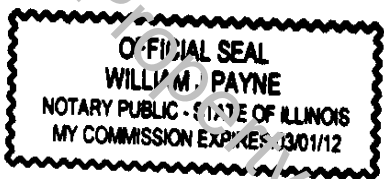
\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ALENE R. EGAN**, 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 acknowledged that she signed, sealed and delivered the instrument as her 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 notarial seal, this 23<sup>RD</sup> day of July, 2010.



[Signature]  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

**IMPRESS SEAL HERE**

NAME and ADDRESS OF PREPARER:  
William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

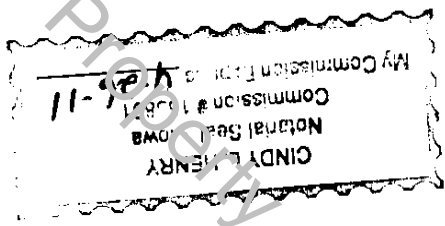
\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

# UNOFFICIAL COPY

STATE OF IOWA )  
 ) SS.  
COUNTY OF Des Moines

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK W. QUAGLIANO**, 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 acknowledged that he signed, sealed and delivered the 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 notarial seal, this 12<sup>th</sup> day of July, 2010.



Cindy L. Henry  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

**IMPRESS SEAL HERE**

NAME and ADDRESS OF PREPARER:  
William J. Payne  
Attorney At Law  
1100 W. Northwest Hwy., #103  
Mount Prospect, IL 60056

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)