

# UNOFFICIAL COPY

Warranty Deed  
Individual

*fideltu 51615558*

MAIL TO:

*ANSANI & ANJANI 276*  
1414 W. ROXBOROUGH ST  
PARK RIDGE IL 60062



Doc#: 1421949031 Fee: \$44.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2014 02:16 PM Pg: 1 of 4

NAME & ADDRESS OF

TAXPAYER:

FRANCA PENSA  
1583 N. HAVEN DR  
PALATINE IL 60074

THE GRANTOR(S): WALDEMAR P. STUDZINSKI and MARIA STUDZINSKI, husband and wife of the City of Des Plaines, County of Cook, State of Illinois for and in consideration of ten (\$10.00) dollars and other good and valuable considerations in hand paid, CONVEY AND WARRANT(s) to: Franca Pensa and Michael Pensa, Trustees or Successors in Trust under the Franca Pensa Living Trust dated January 20, 1998 as to an undivided one-half interest and Anna DiCroce and Orlando DiCroce, Trustees or Successors in Trust under the Anna DiCroce Living Trust dated February 21, 1998 as to an undivided one half-interest.

(GRANTEE'S ADDRESS): 1583 N. Haven Dr., Palatine, IL 60074 of the City of Palatine, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN(s): 03-15-203-014-0000 and 03-15-203-015-0000

Property Address: 1150-1151 S. FORUMS CT., WHEELING, IL

DATED this 31 day of July, 2014

*Waldemar P. Studzinski* (SEAL)  
WALDEMAR P. STUDZINSKI


*Maria Studzinski* (SEAL)  
MARIA STUDZINSKI

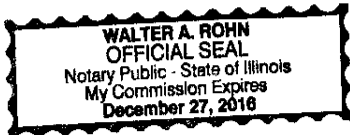
# UNOFFICIAL COPY

COUNTY OF COOK )  
 ) SS  
STATE OF ILLINOIS )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT WALDEMAR J. STUDZINSKI and MARIA STUDZINSKI, husband and wife is/are personally known to me to be the same person(s) whose names is/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 31 day of July, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC



Commission expires: 12-27-2016

NAME AND ADDRESS OF  
PREPARER:  
WALTER A. ROHN  
6300 N. MILWAUKEE  
CHICAGO,  
Date: \_\_\_\_\_

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act  
IL 60646

Signature: \_\_\_\_\_

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

6767 N. MILWAUKEE AVE, SUITE 208, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 051015558 UCH  
 STREET ADDRESS: 1151 S FORUMS COURT

CITY: WHEELING  
 TAX NUMBER: 03-15-203-014-0000

COUNTY: COOK

**LEGAL DESCRIPTION:****PARCEL 1:**

ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EAST OF A LINE DRAWN PARALLEL WITH THE MOST WESTERLY LINE OF SAID TRACT FROM A POINT FROM THE SOUTH LINE OF SAID TRACT, 51.66 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID TRACT OF LAND BEING THAT PART OF LOT 2 IN PLEASANT RUN SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 318.87 FEET (THE WEST LINE OF SAID LOT 2 BEING ASSUMED AS HAVING A BEARING OF DUE NORTH AND SOUTH FOR THIS LEGAL DESCRIPTION); THENCE DUE EAST, 306.00 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE DUE NORTH 57.0 FEET; THENCE DUE EAST, 46.33 FEET; THENCE DUE NORTH 15.0 FEET; THENCE DUE EAST, 57.0 FEET; THENCE DUE SOUTH, 57.0 FEET; THENCE DUE WEST, 46.33 FEET; THENCE DUE SOUTH 15.0 FEET; THENCE DUE WEST, 57.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING WEST OF A LINE DRAWN PARALLEL WITH THE MOST WESTERLY LINE OF SAID TRACT FROM A POINT FROM THE SOUTH LINE OF SAID TRACT, 51.66 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID TRACT OF LAND BEING THAT PART OF LOT 2 IN PLEASANT RUN SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 318.87 FEET (THE WEST LINE OF SAID LOT 2 BEING ASSUMED AS HAVING A BEARING OF DUE NORTH AND SOUTH FOR THIS LEGAL DESCRIPTION); THENCE DUE EAST, 306.00 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE DUE NORTH 57.0 FEET; THENCE DUE EAST, 46.33 FEET; THENCE DUE NORTH 15.0 FEET; THENCE DUE EAST, 57.0 FEET; THENCE DUE SOUTH, 57.0 FEET; THENCE DUE WEST, 46.33 FEET; THENCE DUE SOUTH 15.0 FEET; THENCE DUE WEST, 57.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

**PARCEL 3:**


EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED APRIL 20, 1976 AND RECORDED MAY 25, 1976 AS DOCUMENT 23497252, AS CREATED BY DEED FROM WESTERN FINANCIAL CORPORATION, TO BILL B. KOUMBIS AND MARLENE A. KOUMBIS, HIS WIFE DATED OCTOBER 7, 1976 AND RECORDED NOVEMBER 3, 1976 AS DOCUMENT 23695895 AND 23695893 FOR INGRESS AND EGRESS, USE OF RECREATIONAL FACILITIES AND SO FORTH, ALL IN COOK COUNTY, ILLINOIS

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG.-7.14


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000004733

REAL ESTATE TRANSFER TAX
0100400
FP 103043

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG.-7.14

REVENUE STAMP

# 0000004734

REAL ESTATE TRANSFER TAX
0050200
FP 103046