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17012330100

Doc# 1701233010 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2017 09:37 AM PG: 1 OF 2

PREPARED BY:

Gary S. Lundten
806 Nerge Road
Roselle, IL 60172

MAIL TAX BILL TO:

Denise M. Baten, as Trustee of the Denise M. Baten
Trust U/T/D 9/1/15
733 Clover Hill Court
Elk Grove Village, IL 60007

MAIL RECORDED DEED TO:

David Schlueter, Esq.
401 W. Irving Park Road
Itasca, IL 60413

1/1

WARRANTY DEED

Statutory (Illinois)

VICTORIA RAMLJAK

THE GRANTOR(S), Victoria D'Anza, married *non-homestead property, of 1039 Gloria Dr., Elk Grove Village, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Denise M. Baten, as Trustee of the Denise M. Baten Trust U/T/D 9/1/15

of 1379 Browning Ave., Tustin, California 92780, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

That part of Lot 30 in Talbot's Mill, being a Subdivision of part of the South 1/2 of Section 31, and the Southwest 1/4 of Section 32, all in Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded June 23, 1989 as Document No. 89287964, described as follows: Commencing at the Southeast corner of said Lot 30; thence North 77 degrees 23 minutes 04 seconds West along the Southerly line of said Lot 30, 77.80 feet to an angle point in said line; thence North 50 degrees 26 minutes 10 seconds West along the Southwesterly line of said Lot 30, 34.10 feet to a point for a place of beginning; thence continuing North 50 degrees 26 minutes 10 seconds West along the Southwesterly line of said Lot 30, 26.07 feet; thence North 43 degrees 56 minutes 13 seconds East, 118.62 feet to the Northeasterly line of said Lot 30; thence Southeasterly along said last described Northeasterly line, being a curved line convex Southwesterly and having a radius of 60.00 feet, an arc distance of 19.74 feet; thence South 16 degrees 53 minutes 30 seconds West, 16.00 feet; thence South 43 degrees 56 minutes 13 seconds West, 108.33 feet to the place of beginning, in Cook County, Illinois.

Permanent Index Number(s): 08-31-402-051-0000

Property Address: 733 Clover Hill Court, Elk Grove Village, IL 60007

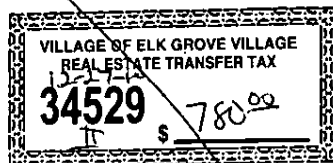
Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 11~~th~~ 9 day of Dec, 2016

Victoria Ramljak

Victoria D'Anza *WJKA*
VICTORIA RAMLJAK



REAL ESTATE TRANSFER TAX

05-Jan-2017



| | |
|-----------|--------|
| COUNTY: | 130.00 |
| ILLINOIS: | 260.00 |
| TOTAL: | 390.00 |

08-31-402-051-0000

| 20161201697280

| 0-076-489-920

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Title Search Department

SPS
SC
INT

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STATE OF IL)
COUNTY OF Cook) SS.

NIKA VICTORIA RAMLJAK

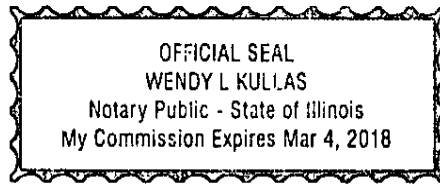
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Victoria D'Anza, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 9 day of Dec. 2016

Wendy L Kullas
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office