

# UNOFFICIAL COPY

Doc#: 1710008094 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/10/2017 11:27 AM Pg: 1 of 2

Dec ID 20170401636237  
ST/CO Stamp 1-021-759-168 ST Tax \$235.00 CO Tax \$117.50

## WARRANTY DEED

The Grantor, **NICHOLAS L. LOPUSZYNSKI AND ALLISON M. LOPUSZYNSKI**, husband and wife, of Arlington Heights, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, do hereby CONVEY AND WARRANT to **FERNANDO HERNANDEZ JR.,** unmarried, and **SARAH M. COLLINS,** unmarried, not as tenants in common, but as joint tenants, the following real estate situated in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 26-2-714 IN THE SIENNA CONDOMINIUM, AS DELINEATED ON A SURVEY OF PARTS OF AVALON-SIENNA SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1997 AS DOCUMENT NUMBER 97205521 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS

**Property Address:** 1742 Geneva Dr, Wheeling IL 60090

**Property Identification Number:** 03-23-102-011-1085

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenance.



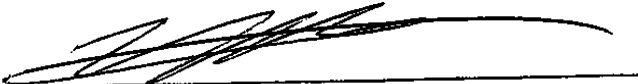
Real Estate Transfer Approved

Initials WB Date 3/5/17  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

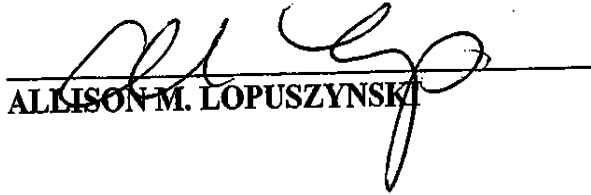
# UNOFFICIAL COPY

Subject to: (i) Covenants, conditions, restrictions of record and building lines and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; (ii) acts done by or suffered through Grantee; and (iii) General real estate taxes not yet due and payable at time of closing.

IN WITNESS WHEREOF, said Grantor has caused their names to be signed, this 7th of April, 2017.



NICHOLAS L. LOPUSZYNSKI



ALLISON M. LOPUSZYNSKI

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that, NICHOLAS L. LOPUSZYNSKI AND ALLISON M. LOPUSZYNSKI, 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 and delivered said instrument as their own free for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 7th of April, 2017.

  
Notary Public

This Instrument Prepared By: Barbara Condit Canning, Esq.  
Canning & Canning LLC  
1000 Skokie Blvd., Suite 355  
Wilmette, IL 60091

Send Subsequent Tax Bills To: FERNANDO HERNANDEZ JR. AND SARAH A. COLLINS  
1742 Geneva Dr, Wheeling IL 60090

Return Recorded Deed: *Fernando Hernandez Jr.*  
*1742 Geneva Dr.*  
*Wheeling, IL 60090*