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1806642012D

Warranty Deed

ILLINOIS

Doc# 1806642012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2018 09:13 AM PG: 1 OF 9

FIRST AMERICAN TITLE
FILE # 2900660

Above space for recorder's use only

THE GRANTOR(s) Elizabeth Wagner, divorced and not since remarried, of the City of Pala, County of San Diego, State of California, and Herman Fielmann, _____ of the City of _____, County of _____, State of Illinois, and Sharon Wagner, a single woman, of the City of Pala, County of San Diego, State of California, and Laura Zane, a married woman of the City of Pueblo, County of Arapahoe, State of Colorado, and Donna Ferguson, married, of the City of McHenry, County of McHenry, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Milos Bozovic, _____, of _____ the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LEGAL DESCRIPTION

SEE ATTACHED LEGAL DESCRIPTION

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

*THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General taxes for 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-29-202-037-1007

Address of Real Estate:
7301 Willow Springs Road
Unit 107
Countryside, IL 60525



\$50
Real Estate
Transfer Tax
2858

SEE NEXT PAGE

REAL ESTATE TRANSFER TAX

27-Feb-2018



COUNTY: 45.25
ILLINOIS: 90.50
TOTAL: 135.75

18-29-202-037-1007

| 20180201604031 | 1-070-738-464

SN
P 19
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SC
INT

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The date of this deed of conveyance is 02/21/2018.

See Attached Documents

Elizabeth Ann Wagner 2/16/18
(SFA) Elizabeth Wagner

State of _____ SS
County of _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth Wagner 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.

(Impress Seal Here)

Given under my hand and official seal _____

(My Commission Expires _____)

Notary Public

This instrument was prepared by
Anthony Tortorich
Law Office of Anthony Tortorich
15640 Janas Dr.
Homer Glen, IL 60491

Send subsequent tax bills to:

Milos Bozovic
8628 TUTTLE DR. UNIT 3
PALOS HILLS, IL 60465

Recorder-mail recorded document to:

Ivan Vasic
Attorney-at-Law
1011 HOME ST. #309
OTW PRAIRIE, IL 60130

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

On Feb-16-2018 before me, Miriam Root, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Elizabeth Ann Wagner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Feb-16-2018 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: N/A

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

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The date of this deed of conveyance is 02/21/2018.

See Attached Documents

Sharon J. Wagner
(S/AL) Sharon Wagner

State of California
County of Orange ^{SS.}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sharon Wagner 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.

(Impress Seal Here)

Given under my hand and official seal _____

(My Commission Expires _____)

Notary Public

This instrument was prepared by
Anthony Tortorich
Law Office of Anthony Tortorich
15640 Janas Dr.
Homer Glen, IL 60491

Send subsequent tax bills to:
Milos Bozovic

Recorder-mail recorded document to:
Ivan Vasic
Attorney-at-Law

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

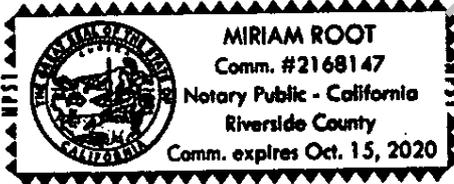
State of California)

County of Riverside)

On Feb 16 - 2018 before me, Miriam Root, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Sharon Joyce Wagner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Feb - 16 - 2018 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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The date of this deed of conveyance is 02/21/2018.

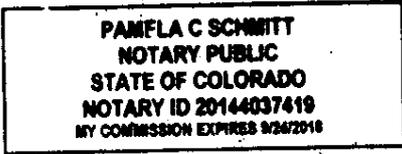

(SEAL) Laura Zane

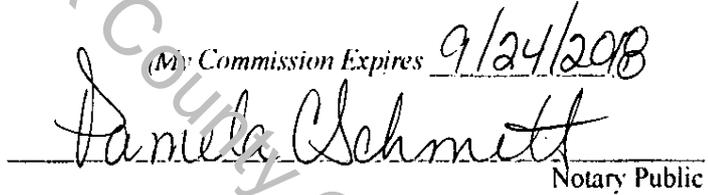
State of Colorado
County of Denver ^{SS}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laura Zane 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.

(Impress Seal Here)

Given under my hand and official seal 2/19/18.



My Commission Expires 9/24/2018

Notary Public

This instrument was prepared by
Anthony Tortorich
Law Office of Anthony Tortorich
15640 Janas Dr.
Homer Glen, IL 60491

Send subsequent tax bills to:
Milos Bozovic

Recorder-mail recorded document to:
Ivan Vasic
Attorney-at-Law

UNOFFICIAL COPY

The date of this deed of conveyance is 02/21/2018.

Donna Ferguson
(SEAL) Donna Ferguson

State of IL SS
County of McHenry

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donna Ferguson 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.

(Impress Seal Here)

Given under my hand and official seal _____



(My Commission Expires 12/19/21)

Daniel Delgado
Notary Public

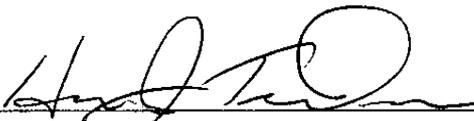
This instrument was prepared by
Anthony Tortorich
Law Office of Anthony Tortorich
15640 Janas Dr.
Homer Glen, IL 60491

Send subsequent tax bills to:
Milos Bozovic

Recorder-mail recorded document to:
Ivan Vasic
Attorney-at-Law

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The date of this deed of conveyance is 01/30/2018.


(SEAL) Herman Fielmann

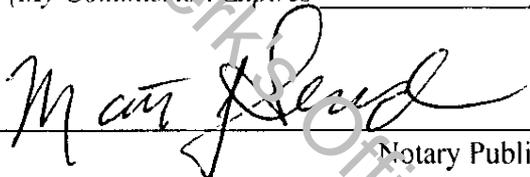
State of IL
County of Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herman Fielmann 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 official seal 2/12/18

(My Commission Expires _____)


Notary Public

This instrument was prepared by:
Anthony Tortorich
Law Office of Anthony Tortorich
15640 Janas Dr.
Homer Glen, IL 60491

Send subsequent tax bills to:

Milos Bozovic

Recorder-mail recorded document to:

Ivan Vasic

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 107 BUILDING 'A' IN EDGEWOOD VALLEY CONDOMINIUM "A" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 2 IN MIDLANDS FARMS SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF 5TH AVENUE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 56.47 FEET TO A POINT; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 27.11 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 82.0 FEET TO A POINT; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 153.0 FEET TO A POINT; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 82.0 FEET TO A POINT THAT IS 27.11 FEET EAST TO THE WEST LINE OF LOT 2; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 2 A DISTANCE OF 153.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 44283, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22249107; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND ESTABLISHED AND SHOWN ON THE PLAT ATTACHED THERETO DATED FEBRUARY 20, 1973 AND RECORDED MARCH 13, 1973 AS DOCUMENT 22249106 MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1972 KNOWN AS TRUST NUMBER 44283 AND CREATED BY DEED FROM LASALLE NATIONAL BANK TRUST NUMBER 44283 TO JAMES J. CAPPOLA AND HELEN F. CAPPOLA DATED SEPTEMBER 13, 1974 AND RECORDED OCTOBER 28, 1974 AS DOCUMENT 22890474 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-29-202-037-1007 VOL. 83

Property Address: 7301 Willow Springs Road Unit 107, Countryside, Illinois 60525