

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2025307030 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2020 08:48 AM Pg: 1 of 3

Dec ID 20200401662255  
ST/CO Stamp 0-217-836-256 ST Tax \$162.00 CO Tax \$81.00

FIRST AMERICAN TITLE  
FILE # 3024741

Preparer File: 3024741

THE GRANTOR, Joseph John Werner, a single man, of the Village of Hoffman Estates, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOSE E. NIEVES and MARISA L. NIEVES, husband and wife, of 1923 Morning Song Ct., Apt. 201, Schaumburg, Illinois in the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, as tenants by the entirety, to wit:

**PARCEL 1:**

**UNIT 2, AREA 41, LOT 3 IN BARRINGTON SQUARE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1970 AS DOCUMENT NUMBER 21323707, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS DEFINED IN THE DECLARATION RECORDED JUNE 8, 1970 AS DOCUMENT NUMBER 21178177 AND IN DECLARATION OF INCLUSION RECORDED FEBRUARY 3, 1971 AS DOCUMENT NUMBER 21388236.**

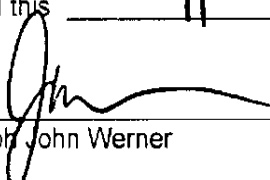
SUBJECT TO: a) the general real estate taxes for 2019 and subsequent years; b) all covenants, conditions, declarations, and restrictions of record; and c) building lines and easements of record.

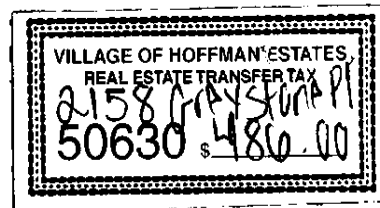
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 07072030490000

Address(es) of Real Estate: 2158 Greystone Place  
Hoffman Estates, IL 60169

Dated this 11 day of June, 2020

  
Joseph John Werner



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STATE OF ILLINOIS, COUNTY OF KANE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph John Werner, 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 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 18 day of JUNE, 20 2020.



*Sean P. Fergus*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Law Office of Sean P. Fergus LLC  
100 Illinois Street, Ste. 200  
St. Charles, Illinois 60174  
(847)421-4601

Mail to:

Mr. Scott Brower  
608 S. Washington Street, Ste. ~~100~~ 311  
Naperville, Illinois 60540

Name and Address of Taxpayer:

Mr. Jose E. Nieves & Mrs. Marisa L. Nieves  
2158 Greystone Place  
Hoffman Estates, Illinois 60169

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## Exhibit "A" – Legal Description

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Property of Cook County Clerk's Office