

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/24/2021 02:59 PM Pg: 1 of 3

Dec ID 20210101609816  
ST/CO Stamp 1-557-160-976 ST Tax \$103.00 CO Tax \$51.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Bonnie Martinez Keating  
Attorney at Law  
6230 N. Leona Avenue  
Chicago, Illinois 60646

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Ruben Garcia and Maria Garcia  
302 N. EMERSON STREET  
MT. PROSPECT, ILL 60056

**THE GRANTOR: Andrew C. Hofmann, married to Diana Hofmann, of 2319 E. Olive St., Unit 2E, Arlington Heights, IL 60004,** for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Ruben Garcia and Maria Garcia**, husband and wife, of 302 N. Emerson St., Mount Prospect, Illinois 60056, to have and to hold, not as Tenants in Common, but as Joint Tenants with Rights of Survivorship, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as: 2319 E. Olive St., Unit 2E, Arlington Heights, IL 60004**  
**PIN: 03-21-402-014-1418**

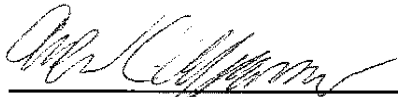
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

ZOBNIW M 40345X  
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DATED this 19 day of January, 2021.


  
\_\_\_\_\_  
**Andrew C. Hofmann**

  
\_\_\_\_\_  
**Diana Hofmann, for the sole purpose of  
waiving and releasing any and all  
homestead rights**

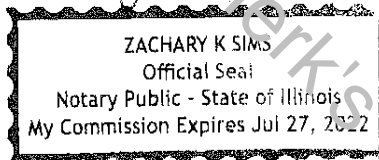
STATE OF ILLINOIS                    )  
  )SS  
COUNTY OF COOK                    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Andrew C. Hofmann and Diana Hofmann**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 19 day of January, 2021.

  
\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Zachary K. Sims  
Attorney at Law  
2400 Ravine Way, Suite 200  
Glenview, IL 60025



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## LEGAL DESCRIPTION

**Order No.:** 20GNW776034SK

**For APN/Parcel ID(s):** 03-21-402-014-1418

UNIT NO. 13-2E IN BRANDENBERRY PARK EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBE REAL ESTATE:

LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AS DOCUMENT NO. 25108489, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Office of Cook County Clerk's Office