



2106322002D

WARRANTY DEED

Trustee's Deed to Individual
Illinois Statutory

Doc# 2106322002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/04/2021 09:07 AM PG: 1 OF 2

MAIL TO:

Kenny Chan
2419 N. Windsor Drive
Arlington Heights, Il. 60004-2726

NAME & ADDRESS OF TAXPAYER:

Kenny Chan
2419 N. Windsor Drive
Arlington Heights, Il. 60004-2726

RECORDER'S STAMP

THE GRANTOR, ANNA O. PONCZKO, married to NICHOLAS PONCZKO , as Co-trustee of the ANNA O. PONCZKO trust agreement dated May 24, 2002 of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid CONVEYS AND WARRANTS to KAREN M. CHAN and KENNY CHAN, not as tenants in common, not as joint tenants, but as tenants by the entirety with the right of survivorship of (GRANTEE'S ADDRESS:) 2419 N. Windsor Drive, City of Arlington Heights, State of Illinois, all interest in the following described Real Estate situated in the City of Arlington Heights, County of Cook, in the State of Illinois, to wit: *Wife and husband*

LOT 413 IN IVY HILL SUBDIVISION, UNIT NUMBER 9, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS

Address: 2419 N. Windsor Drive, Arlington Heights, Illinois 60004-2726

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

SUBJECT TO: Taxes for the year 2020 and all subsequent years; Covenants and restrictions of record; Assessments and special assessments not yet confirmed; Easements of record; Zoning and building codes of record.

TO HAVE AND TO HOLD not as tenants in common, not as joint tenants but as tenants by the entirety with the right of survivorship

Permanent Index Number: 03-16-103-004-0000

Property Address: 2419 N. Windsor Drive, Arlington Heights, Illinois 60004-2726

REAL ESTATE TRANSFER TAX

01-Mar-2021



COUNTY: 173.75
ILLINOIS: 347.50
TOTAL: 521.25

03-16-103-004-0000

| 20201201695414 | 1-809-505-296

FIRST AMERICAN TITLE
FILE # 3069803

UNOFFICIAL COPY

DATED this 31st day of December, 2020.

Ponczko (SEAL)
ANNA O. PONCZKO as Co-trustee

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ANNA O. PONCZKO, married to NICHOLAS PONCZKO as co-trustee of the NICHOLAS PONCZKO and ANNA O. PONCZKO trust agreement dated May 24, 2002 is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, with full trust authority, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

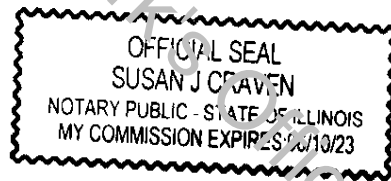
Given under my hand and notarial seal, this 31st day of December, 2020.

Susan J Craven
Notary Public

My commission expires:

IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:
MALONEY & CRAVEN, P.C.
2093 Rand Road
Des Plaines, Illinois 60016



**WARRANTY DEED
ILLINOIS STATUTORY
PONCZKO TO CHAN**