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WARRANTY DEED (STATUTORY - ILLINOIS)



Doc# 2107517348 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2021 03:30 PM Pg: 1 of 3

Dec ID 20210201638266
ST/CO Stamp 1-572-944-912 ST Tax \$1,295.00 CO Tax \$647.50

THE GRANTOR(S), **DONALD K. ROSS III AND JENNIFER L. ROSS, EACH DIVORCED AND NOT SINCE REMARRIED**, of the Village of GLENVIEW, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to:

10F2 21GAW082376VH

MATTHEW PANZICA, AS TRUSTEE OF THE MATTHEW PANZICA REVOCABLE TRUST DATED MAY 16, 2016
1606 W. EDGEWATER AVENUE, CHICAGO, IL 60660

GRANTEE;

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2020 (2nd Installment), and subsequent years, and to Covenants, Conditions, Easements and Restrictions of Record.

PIN(S): 04-34-113-007-0000

Address of Real Estate: 2732 INDEPENDENCE AVENUE, GLENVIEW, IL 60026

DATED THIS 1 DAY OF March, 2021:

DONALD K. ROSS III

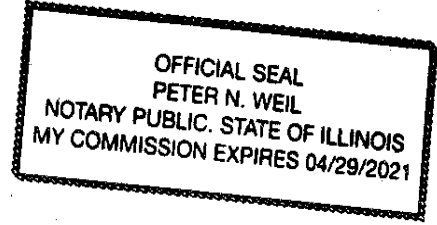
JENNIFER L. ROSS

State of IL, County of Cook ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: DONALD K. ROSS III and JENNIFER L. ROSS, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 1 day of March, 2021.

NOTARY PUBLIC

Commission Expires: 4-29-21



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LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

2732 INDEPENDENCE AVENUE, GLENVIEW, IL 60026

SEE ATTACHED LEGAL DESCRIPTION.

Instrument Prepared By: Peter N. Weil, Esq.
175 Olde Hall Day Rd., Ste. 134
Lincolnshire, IL 60069

AFTER RECORDING, MAIL TO:

JUDY DE ANGELIS, ESQ.
767 WALTON LANE
GRAYSLAKE, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

MATTHEW PANZICA, TRUSTEE
2732 INDEPENDENCE AVE.
GLENVIEW, IL 60026

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EXHIBIT A

Order No.: 21GNW082376VH

For APN/Parcel ID(s): 04-34-113-007-0000

PARCEL 1:

LOT 620 IN GLENBASE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF LOTS 27 AND 28 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOUTHGATE ON THE GLEN SINGLE FAMILY HOMES RECORDED AS DOCUMENT NUMBER 00206851.

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