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Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2021 02:21 PM Pg: 1 of 5

Dec ID 20210201645901
ST/CO Stamp 1-300-855-824

WARRANTY DEED IN TRUST

216466301794

MAIL TO:

Michael F. Pennino
Linda Matlow-Pennino
1116 S. New Wilke Rd, Unit 309
Arlington Heights, IL 60005

NAME & ADDRESS OF TAXPAYER:

Michael F. Pennino
Linda Matlow-Pennino
1116 S. New Wilke Rd, Unit 309
Arlington Heights, IL 60005

RECORDER'S STAMP

THE GRANTOR(S) Michael F. Pennino and Linda Matlow-Pennino, husband and wife of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Michael F. Pennino and Linda M. Matlow-Pennino, Co-Trustees of the Pennino/Matlow Family Revocable Living Trust U/T/D December 23, 2020 of 1116 S. New Wilke Rd, Unit 309, Arlington Heights in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, in fee simple:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

Permanent Index Number (PIN): 08-08-201-012-1274 and 08-08-201-012-1543
Known As: 1116 S. New Wilke Road, Unit 309, Arlington Heights, IL 60005

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

SUBJECT TO: (1) Real estate taxes for the year 2020 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

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Dated: 12-23-2020

Michael F. Pennino
Michael F. Pennino

Linda Matlow-Pennino
Linda Matlow-Pennino

STATE OF ILLINOIS)
) SS.
COUNTY OF OLAPE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael F. Pennino and Linda Matlow-Pennino personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 23rd day of December, 2020.

Commission expires: 

[Signature]
Notary Public

County/State:

Municipal Transfer Stamp (If Required)

NAME AND ADDRESS OF PREPARER:
David Schlueter
Law Offices of David R. Schlueter Ltd.
401 West Irving Park Rd.
Itasca, IL 60143

EXEMPT under provisions of paragraph 4(e) of the Illinois Real Estate Transfer Act.

[Signature]
Buyer, Seller or Representative

Date: 12/23/2020

**This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1

Unit 2-309 and G27-4 in Mallard Cove Condominium as delineated and defined on the Plat of Survey following described Parcel of real estate:

That part of the Northeast 1/4 of Section 8, Township 41 North, Range 11, East of Third Principal Meridian, bounded and described follows:

Commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (Said center line also being the West line of the East 3/4 of the East 1/2 of Section 5 and Section 8, Township 41 North, Range 11 East of the Third Principal Meridian) and the North line of fractional Section 5, Township 41 North, Range 11, East of the Third Principal Meridian, Thence South 00 degrees 18 minutes 21 seconds East of the center line of said Weber Drive 1369.27 feet to a point, Thence North 89 degrees 41 minutes 39 seconds East 33.0 feet a point on the East line of Weber Drive as dedicated by Document No. 88155952, said point being the place of beginning; Thence continuing North 89 degrees 41 minutes 39 second East 59.50 feet, Thence North 00 degrees 18 minutes 22 seconds West 65.00 feet, Thence North 89 degrees 41 minutes 39 seconds East 82.50 feet, Thence North 00 degrees 18 minutes 21 seconds West, 70.00 feet, Thence North 89 degrees 41 minutes 39 seconds East 426.0 feet, Thence South 00 degrees 18 minutes 21 second East, 70.0 feet, Thence North 89 degrees 41 minutes 39 seconds East, 82.50 feet, Thence South 00 degrees 18 minutes 21 seconds East, 65.00 feet, Thence North 89 degrees 41 minutes 39 seconds East, 79.09 feet to the West line of New Wilke Road as dedicated by Document No. 88155952, Thence South 00 degrees 00 minutes 00 seconds East along the West line of said New Wilke Road 590.24 feet to a point of curve in the West line of said New Wilke Road Thence Southerly along a curved line convex westerly having a radius of 950.0 feet an arc distance of 221.63 feet (the chord of said Arc Bears South 06 degrees 41 minutes 00 seconds East 221.12 feet) Thence North 89 degrees 55 minutes 17 seconds West 102.20 feet, Thence North 00 degrees 18 minutes 21 seconds West, 115.00 feet, Thence North 89 degrees 55 minutes 17 seconds West 45.0 feet, Thence North 00 degrees 18 minutes 21 seconds West 125.0 feet, Thence North 89 degrees 55 minutes 17 seconds West 250.0 feet, Thence North 00 degrees 18 minutes 21 seconds West 199.0 feet, Thence North 89 degrees 55 minutes 17 seconds West 353.81 feet to the East line of said Weber Drive, Thence North 00 degrees 18 minutes 21 seconds West along the East line of said Weber Drive, 445.95 feet to the point of beginning all in Cook County, Illinois.

Also

That part of the Northeast 1/4 of Section 8, Township 41 North Range 11 East of the Third Principal Meridian bounded and described as follows commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (said center line also being the West line of the East 3/4 of the East 1/2 of Section 5 and 8, Township 41 North, Range 11 East of the Third Principal Meridian) and the North line of fractional Section 5 Township 41 North Range 11 East of the Third Principal Meridian, Thence South 00 degrees 18 minutes 21 seconds East along

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the center line of said Weber Drive 552.0 feet to a point, Thence South 89 degrees 55 minutes 17 seconds East 33.0 feet to a point on the East line of Weber Drive as dedicated by Document No. 88155952 said point being the place of beginning; Thence continuing South 89 degrees 55 minutes 17 seconds East 355.00 feet, Thence South 00 degrees 18 minutes 21 seconds East 679.67 feet, Thence South 89 degrees 41 minutes 39 seconds West 212.99 feet, Thence South 00 degrees 18 minutes 21 seconds East 70.0 feet, Thence South 89 degrees 41 minutes 39 seconds West 82.50 feet, Thence South 00 degrees 18 minutes 21 seconds East 65.0 feet, Thence South 89 degrees 41 minutes 39 seconds West 59.90 feet to the East line of said Weber Drive, Thence North 00 degrees 18 minutes 21 seconds West along the East line of said Weber Drive, 817.05 feet to the place of beginning all in Cook County, Illinois.

Also

That part of the Northeast 1/4 of Section 8, Township 41 North Range 11, East of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the center line of Weber Drive (formerly Old Wilke Road) (said center line also being the West line of the East 3/4 of the East 1/2 of Section 5 and 8, Township 41 North, Range 11 East of the Third Principal Meridian) and the North line of fractional Section 5, Township 41 North, Range 11 East of the Third Principal Meridian, Thence South 00 degrees 18 minutes 21 seconds East along the center line of said Weber Drive 552.0 feet to a point, Thence South 89 degrees 55 minutes 17 seconds East 388.0 feet to the place of beginning; Thence continuing South 89 degrees 55 minutes 17 seconds East 378.94 feet to a point on the West line of New Wilke Road as dedicated by Document No. 88155952, Thence South 00 degrees 00 minutes 00 seconds East, along the West line of said New Wilke Road 812.14 feet, Thence South 89 degrees 41 minutes 39 seconds West 79.09 feet, Thence North 00 degrees 18 minutes 21 seconds West 65.0 feet, Thence South 89 degrees 41 minutes 39 seconds West 82.50 feet, Thence North 00 degrees 18 minutes 21 seconds West 70.00 feet, Thence South 89 degrees 41 minutes 39 seconds West 213.01 feet, Thence North 00 degrees 18 minutes 21 seconds West 679.67 feet to the Place of beginning in Cook County, Illinois.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 21, 1996 as Document No. 96889987 and as amended from time to time together with its undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive perpetual easement appurtenant, to and for the benefit of Parcel 1 created by that Cross-Easement Agreement dated September 10, 1969 and recorded November 26, 1969 as Document No. 21023805 for ingress, egress, public utilities and sanitary sewer and water over the property shaded on Exhibit "B" attached to said Cross-Easement Agreement in Cook County, Illinois.

Permanent Index Number (PIN): 08-08-201-012-1274 and 08-08-201-012-1543

Known As: 1116 S. New Wilke Road, Unit 309, Arlington Heights, IL 60005

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/27/20

SIGNATURE: _____
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

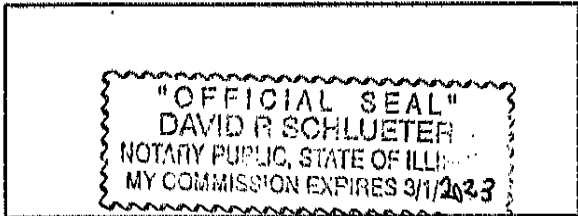
By the said (Name of Grantor): Michael F Pennino

On this date of: 12/23/20

NOTARY SIGNATURE: _____

David R Schlueter

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12/23/2020

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

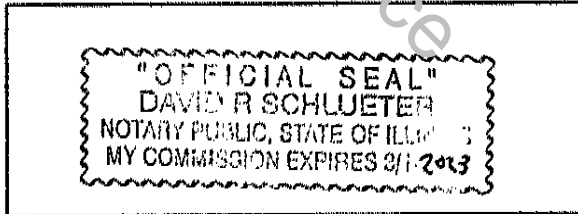
By the said (Name of Grantee): Michael F Pennino

On this date of: 12/23/2020

NOTARY SIGNATURE: _____

David R Schlueter

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)