

UNOFFICIAL COPY

Doc# 2110321197 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2021 11:30 AM Pg: 1 of 3

Dec ID 20210301666703
ST/CO Stamp 1-541-482-000 ST Tax \$360.00 CO Tax \$180.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Michael J. Chittenden and Catherine Leipert
n/k/a Catherine Chittenden
522 Sequoia Trail
Roselle, IL 60172

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael J. Chittenden and Catherine Leipert n/k/a Catherine Chittenden,
Husband and Wife, of Roselle, Illinois, for and in consideration of TEN AND 00/100
DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND
WARRANT to Ryan Riberdy and Ashley Riberdy, Husband and Wife, of ~~Wheaton~~ ^{GLENVIEW} Illinois, as
Tenants by the Entirety, the following described real estate situated in the County of ~~DuPage~~ ^{COOK}, in
the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-35-309-021

Property Address: 522 Sequoia Trail, Roselle, IL 60172

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and
easements, if any, provided they do not interfere with the current use and enjoyment of the Real
Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 12 day of March, 2021.


Michael J. Chittenden


Catherine Leipert n/k/a Catherine Chittenden

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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael J. Chittenden and Catherine Leipert n/k/a Catherine Chittenden personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 12th day of March, 2021.


 Notary Public



THIS INSTRUMENT PREPARED BY
 Shawna Vaclavek
 Vaclavek Hartman Vaclavek, PC
 1300 S. Grove Avenue, Unit 100
 Barrington, IL 60010

MAIL TO:

~~Patrick Schultz~~
~~Attorney at Law~~
~~1300 Iroquois Avenue, Suite 125~~
~~Naperville, IL 60563~~

Ryan and Ashley Riberdy
 522 Sequoia Trail
 Roselle, IL 60172

SEND SUBSEQUENT TAX BILLS TO:

Ryan Riberdy
 522 Sequoia Trail
 Roselle, IL 60172

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 112 IN TRAILS UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1972 AS DOCUMENT 21870672, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RIGHTS AND EASEMENT FOR ^{INGRESS} ~~INGRES~~ AND EGRESS APPURTENANT TO THE FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT RECORDED AS DOCUMENT 21992274 AND AS CREATED BY THE GRANT OF EASEMENT RECORDED AS ~~DOCUMENT~~ ^{DOCUMENT} 22223915, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office