

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2110412147 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/14/2021 09:22 AM Pg: 1 of 6

Dec ID 20210301661260  
ST/CO Stamp 2-014-267-920 ST Tax \$72.00 CO Tax \$36.00

**FIRST AMERICAN TITLE**  
**FILE #** AF1006539

Preparer File: AF1006539  
FATIC No.: AF1006539

THE GRANTORS, the heirs at law and legates of the Estate of Rosemary J. Pettengell of the Village of Matteson, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid; CONVEY(S) and WARRANT(S) to Dominic Sebastian, of the Village of Steger, County of Will, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: *General real estate taxes for 2020 and subsequent years and Declaration of Condominium recorded as Document No 22726694*

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

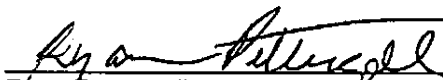
Permanent Real Estate Index Number(s): 31-26-102-002-1004

Grantee's address

Address(es) of Real Estate: 3728 215th Street 104  
Matteson, Illinois 60443

Dated this 9<sup>th</sup> day of March 2021

  
Marilyn J. Bowke, heirs at law

  
Ryan Pettengell heirs at law

  
Ellen L. Pettengell heirs at law

Kyle Pettengell

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WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Preparer File: AF1006539  
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THE GRANTORS, the heirs at law and legates of the Estate of Rosemary J. Pettengell of the Village of Matteson, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dominic Sebastian, of the Village of Steger, County of Will, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 31-26-102-002-1504

Address(es) of Real Estate: 3728 215th Street 104  
Matteson, Illinois 60443

Dated this 4 day of March 2021

\_\_\_\_\_  
Marilyn J. Bowker

\_\_\_\_\_  
Ellen L. Pettengell

\_\_\_\_\_  
Ryan Pettengell

  
\_\_\_\_\_  
Kyle Pettengell heir at law

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF WILL

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marilyn J. Bowker, personally known to me to be the same person(s) whose name(s) 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 6<sup>th</sup> day of March, 2021



*Edward T. Anderson*

Notary Public

STATE OF ILLINOIS, COUNTY OF Will

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ellen L. Pettengell, personally known to me to be the same person(s) whose name(s) 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 7<sup>th</sup> day of March, 2021.



Notary Public

*Edward T. Anderson*

STATE OF ILLINOIS, COUNTY OF Will

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Pettengell, personally known to me to be the same person(s) whose name(s) 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 6<sup>th</sup> day of March, 2021.

*Edward T. Anderson*

Notary Public



# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF WILL

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marilyn J. Bowker, personally known to me to be the same person(s) whose name(s) 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 \_\_\_ day of March, 2021.

Notary Public

STATE OF ILLINOIS, COUNTY OF

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ellen L. Pettengell, personally known to me to be the same person(s) whose name(s) 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 \_\_\_ day of March, 2021.

Notary Public

STATE OF ILLINOIS, COUNTY OF

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Pettengell, personally known to me to be the same person(s) whose name(s) 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 \_\_\_ day of March, 2021.

Notary Public

STATE OF ARIZONA, COUNTY OF *MARICOPA*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kyle Pettengell, personally known to me to be the same person(s) whose name(s) 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 4 day of March, 2021.

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Notary Public 



Prepared by:

Edward T. Anderson  
Bretz, Flynn & Associates, P.C.  
58 N. Chicago Street 2nd floor  
Joliet, IL 60432

Mail to:

John M. Farrell  
10610 S. Cicero  
Oak Lawn, IL 60453

Name and Address of Taxpayer:

Dominic Sebastian  
3728 215th Street, Unit 104  
Matteson, Illinois 60443

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 104, IN MATTESON CONDOMINIUM NO. 1, AS DELINEATED IN SURVEY OF LOT 1 (EXCEPT THE EAST 21.0 FEET THEREOF AND EXCEPT THE WEST 14.0 FEET OF THE EAST 35.0 FEET OF THE NORTH 95.0 FEET THEREOF) IN THE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DOCUMENT NUMBER 22667684, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY W.M. THOMAS REALTY CORPORATION, (ILLINOIS CORPORATION) AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22726694, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #s: 31-26-102-002-1004 (Vol. 180)

Property Address: 3728 215th Street, Unit 104, Matteson, Illinois 60443-2896

Property of Cook County Clerk's Office