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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2115501051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 11:00 AM Pg: 1 of 3

Dec ID 20210401601430
ST/CO Stamp 1-902-820-880 ST Tax \$298.00 CO Tax \$149.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Nicole C. Simpson, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Brandon Vito Binetti, a single man person, and Alex Juan Rivera, a single man person, of 1844 Grove Avenue, Schaumburg, IL 60193, as Tenants in Common, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

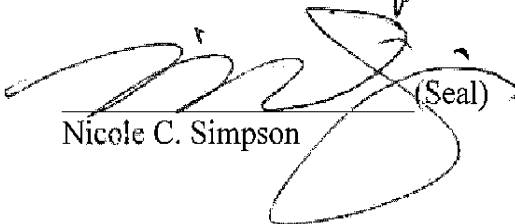
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 02-36-410-015-0000
Property Address: 2104 Grouse Lane, Rolling Meadows, IL 60008

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 26 day of April, 2021.


(Seal)
Nicole C. Simpson

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	<u>28 April 2021</u> \$ <u>894.00</u>
ADDRESS	<u>2104 Grouse Lane</u> <u>16083</u> Initial <u>mm</u>

PT21-70693FA
1 of 2

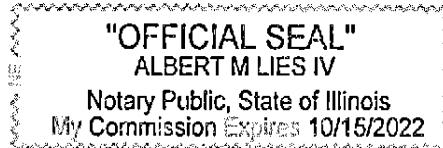
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicole C. Simpson 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 in the instrument as her 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 26 day of April, 2021.

Albert M Lies IV
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

~~Michael J. Cozzi, P.C.~~
~~29 Woodridge Ln~~
~~Buffalo Grove, IL 60089~~
BRANDON VITO BINETTI
ALEX JUAN RIVERA
2104 GROUSE LANE
ROLLING MEADOWS, IL 60008

SEND SUBSEQUENT TAX BILLS TO:

Brandon Vito Binetti
2104 Grouse Lane
Rolling Meadows, IL 60008

Property of Cook County Clerk's Office

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Legal Description

Lot 2282 in Rolling Meadows Unit 15, being a subdivision in the South 1/2 of Section 36, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office