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Doc#: 2120921302 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2021 11:48 AM Pg: 1 of 3

Dec ID 20210701603717
ST/CO Stamp 1-696-502-544 ST Tax \$235.00 CO Tax \$117.50

WARRANTY DEED ILLINOIS STATUTORY

1/2 PTA# 73571

THE GRANTOR, Jamie Hepner, a single man, and Amanda Nieh, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Ryan C Roberts, as AND WARRANTED MAN of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Grundy in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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:

06-08-301-040-0000



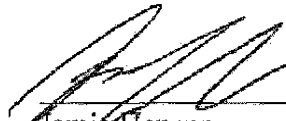
Address of Real Estate:

710 Countryfield Lane
Elgin, IL 60120

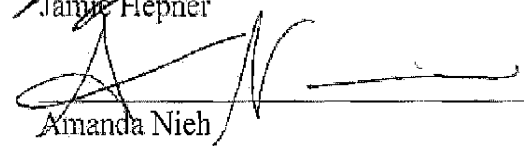
Dated this 10th day of July 2021.

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

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 Jamie Hepner

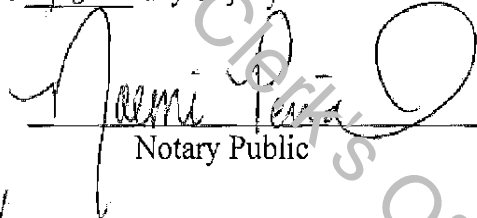


 Amanda Nieh

STATE OF IL)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Jamie Hepner and Amanda Nieh, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

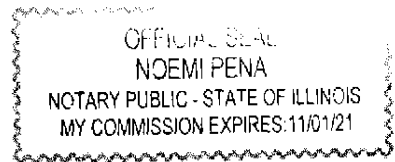
Given under my hand and notarial seal this 10th day of July 2021.



 Notary Public

My commission expires on 11/01, 2021.

Prepared By:
Steven R. Felton, Esq.
 134 N LaSalle St., Suite 1720
 Chicago, Illinois 60602



Mail To: JAMES HALE
530 ROCK (HED)
CRYSTAL LAKE, IL. 60014

Name & Address of Taxpayer: RYAN ROBERTS 710 COUNTRYFIELD LN
ELGIN, IL. 60120

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Exhibit A

PIN# 06-08-301-040-0000

Parcel 1:

Lot 19 in Countryfield Townes, being a Resubdivision of Lots 29 and 30 in Berner Estates, being a Subdivision of part of the West 1/2 of Section 8, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded December 3, 2002 as Document No. 21328398, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1, as created in Declaration recorded March 17, 2003 as Document No. 0030363639.

Property of Cook County Clerk's Office