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FIDELITY NATIONAL
TITLE

Doc# 2121855086 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/06/2021 09:49 AM Pg: 1 of 5

Dec ID 20210701615536
ST/CO Stamp 0-662-571-792 ST Tax \$636.00 CO Tax \$318.00

Se 21024413 M/1

WARRANTY DEED

GRANTORS **Kerri B. Kanter**, a single person, 2133 Dauntless Drive, Glenview, IL 60026, convey and warrant to GRANTEES **Christopher P. Hogan and Barbara M. Hogan**, husband and wife, not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety with rights of survivorship, 506 Westgate, Deerfield, IL 60015, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: THE NORTH 23.93 FEET OF THE SOUTH 93.11 FEET OF LOT 56 IN WESTGATE AT THE GLEN PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT 1627118098 IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WESTGATE AT THE GLEN PHASE 2 SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 27, 2016 AS DOCUMENT 1627118098 AND AS SET FORTH IN ARTICLE XI OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE WESTGATE AT THE GLEN HOMES, MADE BY DEVELOPMENT SOLUTIONS GLN, LLC, DATED JULY 9, 2015 AND RECORDED JULY 10, 2015 AS RECORDING NO. 1519144070, AS AMENDED FROM TIME TO TIME, OVER OUTLOTS M AND N TO ACCESS CORAL LANE AND CONSTELLATION ROAD.

Subject only 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.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Laws of the state of Illinois.

Permanent Real Estate Index Number: 04-28-208-035-0000

Address: 2133 Dauntless Drive, Glenview, IL 60026

Dated: July 13, 2021.

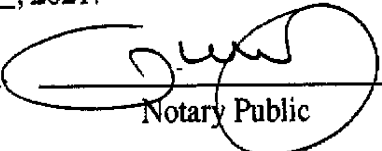

Kerri B. Kanter

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State of Illinois, County of Cook) SS

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that Kerri B. Kanter, a single person, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 official seal July 23, 2021.

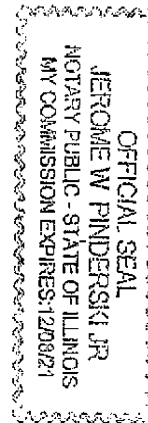
Commission expires _____


 Notary Public

This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Mail To:
 Mark Herrick
 Angelina & Herrick PC
 1895 C Rohlwing Rd.
 Rolling Meadows, IL 60008

Send Tax Bill To:
 Christopher and Barbara Hogan
 2133 Dauntless Dr.
 Glenview, IL 60026



Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF Illinois

COUNTY OF Cook

Kerri B. Kanter, being duly sworn on oath, states that she owns the property at 2133 Dauntless Drive, Glenview, IL 60026. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

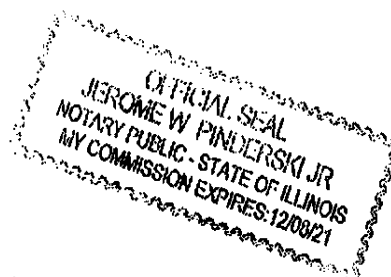
Kerri B. Kanter

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 23 of July, 2021.

[Signature]
Notary Public



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Property of Cook County Clerk's Office



COUNTY:	318.00
ILLINOIS:	636.00
TOTAL:	954.00

04-28-208-035-0000

| 20210701615536 | 0-662-571-792

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EXHIBIT A

Order No.: SC21024413

For APN/Parcel ID(s): 04-28-208-035-0000

For Tax Map ID(s): 04-28-208-035-0000

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