

# UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

John B. Van Duzer, Jr. & Susan S. Gorman  
2448 Violet Street.  
Glenview, IL 60026

Doc#: 2124555159 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/02/2021 11:29 AM Pg: 1 of 2

Dec ID 20210801651924

ST/CO Stamp 1-517-145-872 ST Tax \$680.00 CO Tax \$340.00

H83826

GRANTOR, FLORENCE G. PRESENT, TRUSTEE OF THE FLORENCE G. PRESENT TRUST DATED July 28, 2016, of the Village of Glenview and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEEES, JOHN B. VAN DUZER, JR. and SUSAN S. GORMAN as tenants in common, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

\* 27 Sporcik Scottsdale AZ 85251  
\*\* 2448 Violet St Glenview IL 60026

PARCEL 1: LOT 219 IN CAMBRIDGE AT THE GLEN, BEING A SUBDIVISION OF LOT 14 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2 IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2001 AS DOCUMENT 0010477724, IN COOK COUNTY, ILLINOIS

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR CAMBRIDGE AT THE GLEN DATED JUNE 21, 2001 AND RECORDED AUGUST 6, 2001 AS DOCUMENT 0010713243 AND AS CREATED BY DEED FROM JHH CAMBRIDGE HOMES, INC., RECORDED OCTOBER 4, 2001 AS DOCUMENT 0010927898 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

OUTLOTS K AND M IN CAMBRIDGE AT THE GLEN, BEING A SUBDIVISION OF LOT 14 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2 IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2001 AS DOCUMENT 0010477724, IN COOK COUNTY, ILLINOIS

SUBJECT TO: General real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and public easements, if any, so long as they do not interfere with Grantees' use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Number:

04-22-411-014-0000

Property Address:

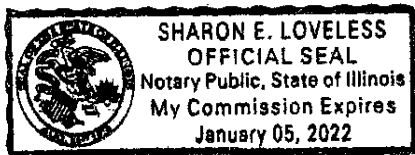
2448 Violet Street, Glenview IL 60026

(2)

# UNOFFICIAL COPY

DATED this 24 day of August, 2021. FLORENCE G. PRESENT TRUST DATED July 28, 2016

By: *Florence G. Present*  
Florence G. Present, Trustee



STATE OF ILLINOIS )  
                                  )ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that FLORENCE G. PRESENT, TRUSTEE OF THE FLORENCE G. PRESENT TRUST DATED July 28, 2016, 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 said instrument as her free and voluntary act for the uses and purposes herein set forth. Given under my hand and official seal this 24 day of August, 2021.

*Sharon E. Loveless* (SEAL)

This document prepared by:  
JOSEPH P. McFADDEN  
180 W Washington Street-Suite 310  
Chicago, IL 60602  
312-641-9830

Send future tax bills to:  
JOHN B. VAN DUZER, JR. and SUSAN S. GORMAN  
2448 Violet Street  
Menview, IL 60026

HERITAGE TITLE COMPANY  
5649 W LAWRENCE AVE  
CHICAGO, IL 60630