

14203907

WARRANTY DEED

Doc#: 2124503166 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2021 08:03 AM Pg: 1 of 3

Dec ID 20210801640773  
ST/CO Stamp 2-130-874-128 ST Tax \$340.00 CO Tax \$170.00

THE GRANTORS

(The space above for Recorder's use only)

William D. Gardner and Joy H. Gardner, his wife of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Trwin Investments International, LLC of 1400 South Wolf Road, Wheeling, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 2026 North Pinetree Drive, Arlington Heights, IL 60004, legally described as:

Lot 165 in Ivy Hill Subdivision Unit No. 4 a Subdivision of part of the West Half of the Southeast Quarter of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, in Village of Arlington Heights, Wheeling Township, in Cook County, Illinois.

Subject 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

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

Permanent Index Number (PIN): 03-17-409-010-0000

Address(es) of Real Estate: 2026 North Pinetree Drive, Arlington Heights, IL 60004

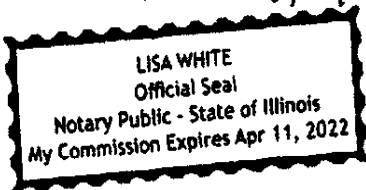
Dated this 21 day of August, 2021

*William D. Gardner*  
William D. Gardner

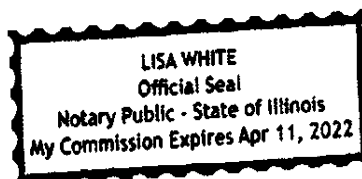
*Joy H. Gardner* (SEAL)  
Joy H. Gardner

USI

*Lisa White*  
8/21/21 2:30 p.m.



*Lisa White*  
8/21/21 2:36 p.m.



# UNOFFICIAL COPY

Dated this 24<sup>th</sup> day of August, 2021

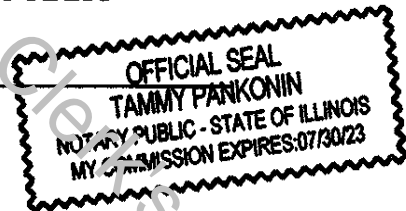
William D. Gardner (SEAL)  
William D. Gardner

STATE OF ILLINOIS     )  
  )ss.  
COUNTY OF Kane     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William D. Gardner personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 24<sup>th</sup> day of August, 2021  
Tammy Pankonin  
NOTARY PUBLIC

Commission expires



REAL ESTATE TRANSFER TAX		27-Aug-2021
COUNTY:		170.00
ILLINOIS:		340.00
TOTAL:		510.00

03-17-409-010-0000 | 20210801640773 | 2-130-874-128

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STATE OF ILLINOIS )  
 )ss.  
COUNTY OF Cook )

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Given under my hand and official seal, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

Commission expires \_\_\_\_\_

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 Joy H. Gardner personally known to me to be the same persons whose names subscribed in 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, this 21 day of August, 2021.

*Lisa White*  
\_\_\_\_\_  
NOTARY PUBLIC

Commission expires \_\_\_\_\_



This instrument was prepared by: Kugia & Forte, P.C., 711 W. Main Street, West Dundee IL 60118

**MAIL TO:**

Michael Freeman  
P.O. Box 1183  
Wheeling, IL 60090

**SEND SUBSEQUENT TAX BILLS TO:**

Trwin Investment International  
1400 South Wolf Road, Suite 203  
Wheeling, IL 60090

OR Recorder's Office Box No. \_\_\_\_\_