

UNOFFICIAL COPY

WARRANTY DEED
(ILLINOIS STATUTORY)
Corporation to Individual



Doc# 2129917042 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2021 02:22 PM PG: 1 OF 3

BT 21-01672

212

THE GRANTOR, CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) TO: **Stephen L. Farmer as Trustee** of the Stephen L. Farmer Trust dated April 1, 2000, as amended

(Strike Inapplicable)

- ~~A) As Tenants in Common~~
- ~~B) Not as Tenants in Common, but as Joint Tenants with Right of Survivorship~~
- ~~C) Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety~~
- D) Statutory (To Individual)

the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:

PIN(s): 10-34-213-038-0000
 Address(es) of Real Estate: 7033 N. KARLOV AVE., LINCOLNWOOD, IL 60712
 Legal Description: SEE ATTACHED EXHIBIT A

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 20 day of September 2021

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Katrina Baradji, its Authorized Agent, and attested by Ted Obendorfer, its Authorized Agent, this 20 day of September 2021.

CARTUS FINANCIAL CORPORATION

S Y
 P 3
 S Y-1
 M Y
 SC Y
 E N
 MT EK

By: Katrina Baradji
 Attest: Ted Obendorfer

REAL ESTATE TRANSFER TAX		25-Oct-2021
COUNTY:	ILLINOIS:	277.50
	ILLINOIS:	555.00
	TOTAL:	832.50

10-34-213-038-0000 | 20210901689338 | 1-717-834-896

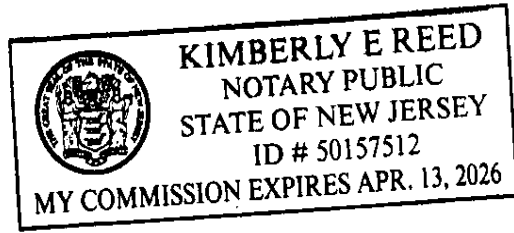
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STATE OF New Jersey }
 } SS
COUNTY OF Burlington }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katrina Baradji, personally known to me to be the Authorized Agent of CARTUS FINANCIAL CORPORATION and Ted Obendorfer of said corporation, and personally known to me to be same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of September 2021.

Kimberly E. Reed
Notary Public



Instrument Prepared By:
Alex Ranjha, Esq.
Ranjha Law Group PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

Mail To:

Erik Thompson
19 S. LaSalle St., Ste. 302
Chicago, IL 60603

Send Subsequent Tax Bills To:

Stephen L. Farmer
7033 N. KARlov Ave
Lincolnwood, IL 60712

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

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EXHIBIT A

LOT 28 AND THE SOUTH 16 1/2 FEET OF LOT 29, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 28 AND THE SOUTH 16.5 FEET OF LOT 29 IN BLOCK 2 IN WARTELL'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9193516, IN COOK COUNTY, ILLINOIS.

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