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Doc# 2132339272 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/19/2021 12:20 PM Pg: 1 of 2

Dec ID 20211001610629
ST/CO Stamp 1-048-001-680 ST Tax \$227.00 CO Tax \$113.50

21ST 03095V4
CB 2 of 3
WARRANTY DEED
Statutory, Illinois
(Individual to Individual)

THE GRANTOR, Marilyn Wagner, a widowed woman never since remarried, of Arlington Heights, State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Kouji Yoshida, *an unmarried man* the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 39"A" - RIGHT TOGETHER WITH GARAGE UNIT NUMBER 43 IN WESTRIDGE TOWNHOMES IV CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 1 AND 2 IN WESTRIDGE UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89143600 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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

Subject to: covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate and general real estate taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Numbers: 03-06-400-063-1113 & 03-06-400-063-1129
Address of Real Estate: 965 W. Happfield Dr., #39A Right & G43, Arlington Heights, IL 60004

In Witness Whereof, the Grantor has hereunto set his hand and seal this 20th day of October, 2021.

Marilyn Wagner
attorney in fact

Marilyn Wagner

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Stuart M. Wagner with POA for Marilyn Wagner, 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 and delivered the said instrument as ~~her~~ ^{his} free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of October, 2021.



Scott A. Labow
Notary Public

This instrument was prepared by:

Scott A. Labow, Esq.
Scott A. Labow & Associates, P.C.
P.O. Box 5273
Buffalo Grove, Illinois 60089

Record and Mail to:

Kouji Yoshida
965 W. Hayfield
Arlington Heights, IL 60004

Send Subsequent Tax Bills to:

Kouji Yoshida
965 W. Hayfield
Arlington Heights, IL 60004