

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2208306220 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/24/2022 09:11 AM Pg: 1 of 3  
Dec ID 20220301660800

THE GRANTORS, **TERRY M. IVERSON** and **KATHY IVERSON**, of 77 S. Evergreen Ave., Unit 207, Arlington Heights, County of Cook, Illinois 60005, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT its 100% undivided interest to:

**103 S. EVERGREEN LLC**, of 77 S. Evergreen Ave., Unit 207, Arlington Heights, County of Cook, Illinois 60005, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**(Above Space for Recorder's Use Only)**

Exempt under Paragraph E, ILLINOISCS 200, Section 31-45 (Illinois Transfer Tax Law)

Date: 3/18/22 Name: AK

Property Address: 103 S. Evergreen Avenue, Arlington Heights, Illinois 60005  
Permanent Index Numbers: 03-32-103-04-0000

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

DATED this 7<sup>TH</sup> day of MARCH, 2022.

Terry M. Iverson (Seal)  
TERRY M. IVERSON

Kathy Iverson (Seal)  
KATHY IVERSON

State of Illinois )  
County of Cook ) ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERRY M. IVERSON and KATHY IVERSON personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal, this 7<sup>TH</sup> day of MARCH, 2022.

Kathleen Graff  
Notary Public



This Instrument Was Prepared By and Mail To:  
Steven H. Peck  
Law Offices of Steven H. Peck  
Saunders Rd., Suite 100  
Riverwoods, Illinois 60015

Taxpayer and Send All Subsequent Tax Bills To:  
Terry and Kathy Iverson  
77 S. Evergreen Ave., Unit 207  
Arlington Heights, Illinois 6000

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Exhibit "A"

PARCEL 1: (UNIT 11)

THAT PART OF LOT 1 IN FOUNTAIN TERRACE FINAL P.U.D. PLAT OF SUBDIVISION BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF RECORDED JUNE 30, 1997 AS DOCUMENT 97468297 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 03°7'32" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 29.55 FEET; THENCE SOUTH 86°52'28" EAST, A DISTANCE OF 37.98 FEET; THENCE SOUTH 03°07'32" WEST, A DISTANCE OF 29.52 FEET TO THE SOUTH LINE THEREOF; THENCE NORTH 86°55'15" WEST ALONG SAID SOUTH LINE A DISTANCE OF 37.98 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION FOR FOUNTAIN TERRACE TOWNHOMES RECORDED AS DOCUMENT 98695293.

Pin: 03-32-103-044

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3-7-22 Signature: *Kathy Anesa*  
Grantor or Agent

Subscribed and sworn to before me this

7TH day of MARCH, 2022.

*Kathleen Graff*  
Notary Public



The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3-7-22 Signature: *Kathy Anesa*  
Grantee or Agent

Subscribed and sworn to before me this

7TH day of MARCH, 2022.

*Kathleen Graff*  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)