

UNOFFICIAL COPY

PT 22-82261 W 10/12
WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2213807233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2022 09:30 AM Pg: 1 of 3

Dec ID 20220401685139
ST/CO Stamp 1-767-856-016 ST Tax \$412.00 CO Tax \$206.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Rosemary Betz a Single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Tyler R. Hanck, ~~husband~~ and Brittany M. Wisniewski, ~~wife~~ ^{husband} ~~person~~ ^{tenant} of 1630 Chicago Ave. Apt. 1209, Evanston, IL 60201, as ~~joint~~ ^{joint} tenants with the right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

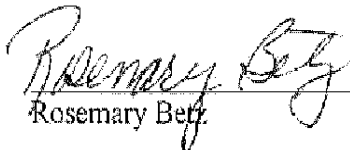
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-28-305-019-0000
Property Address: 22 South Phelps Avenue, Arlington Heights, IL 60004

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 12th day of April, 2022.

 (Seal)
Rosemary Betz

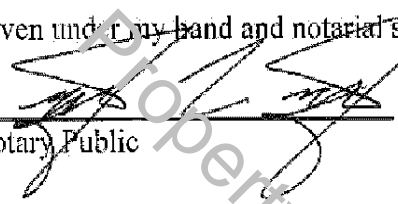
Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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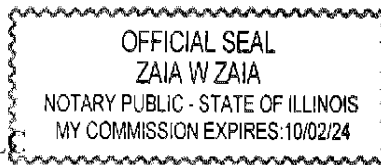
STATE OF Illinois)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rosemary Betz 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 they signed, sealed and delivered in the 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 12th day of April, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Office of John G. Wolf
3901 North Lincoln Ave.
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Tyler R. Hanck
27 South Phelps Avenue
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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Exhibit A Legal Description

Lot 72 in Lurya Addition to Arlington Heights, being a subdivision of the West 10 acres of the South 1/2 of the Southeast 1/4 of Section 28, Township 42 north, Range 11, also of Lots 1 and 2 in Arthur T. McIntosh's Arlington Heights Farms, a subdivision of the South 1/2 of the Southwest 1/4 of Section 28 according to the plat thereof recorded January 19, 1955 as document 16127314 in Cook County, Illinois.

03-28-305-019-0000

Property of Cook County Clerk's Office