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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2222113319 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/09/2022 03:10 PM Pg: 1 of 3

Dec ID 20220701680042
ST/CO Stamp 1-741-136-464 ST Tax \$475.00 CO Tax \$237.50

LN 22020281 10F2

Property of THOMAS

(The Above Space for Recorder's Use Only)

THE GRANTORS Matthew ^{THOMAS} P. Ryan, Sr. and Catherine Ryan, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joseph Ramirez, a ~~person~~ HUSBAND AND WIFE person and Kathleen Ramirez, a ~~person~~ HUSBAND AND WIFE person of 124 Saint Armand Lane, Wheeling, IL 60090, as ~~Joint Tenants~~, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

TENANTS BY THE ENTIRETY

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-09-401-070-0000 and 03-09-401-071-0000
Property Address: 3000 North Schoenbeck Road, 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 28 day of July, 2022.

Landtrust National Title
120 S. LaSalle Street
Chicago, Illinois 60603

Matthew T. Ryan Sr. (Seal)
Matthew T. Ryan, Sr.

Catherine Ryan (Seal)
Catherine Ryan

| REAL ESTATE TRANSFER TAX | | 09-Aug-2022 |
|---|-----------|-------------|
| | COUNTY: | 237.50 |
| | ILLINOIS: | 475.00 |
| | TOTAL: | 712.50 |
| 03-09-401-070-0000 20220701680042 1-741-136-464 | | |

WHEELING
Real Estate Transfer Approved
initials MB Date 8/11/22
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew T. Ryan, Sr. and Catherine Ryan 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 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 28 day of July, 2022.

[Signature]
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 James M. Hamill Jr. Ltd
200 West Higgins Road Suite 200
Schaumburg, IL 60195

SEND SUBSEQUENT TAX BILLS TO:

Joseph Ramirez
3000 North Schoenbeck Road
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

LN22026281

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Exhibit A

LOTS 1 AND 2 IN SCHOENBECK SUBDIVISION OF SOUTH 300 FEET OF THE NORTH 933 FEET OF THE EAST 871.2 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-09-401-070-0000, 03-09-401-071-0000

For Informational Purposes only: 3000 North Schoenbeck Road, Arlington Heights, IL 60004

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