

Doc#: 2227847044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2022 10:06 AM Pg: 1 of 3

Dec ID 20220901642650
ST/CO Stamp 0-174-968-400 ST Tax \$230.00 CO Tax \$115.00

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Thomas A. Loxas, Jr. and Kelly Loxas, husband and wife of the City of Schaumburg, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Carol P. Scripp, MARRIED of 1946 Heron Ave. B, Schaumburg, IL 60193,

~~NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~
~~NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~
~~NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY~~

✓ IN SOLE TENANCY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

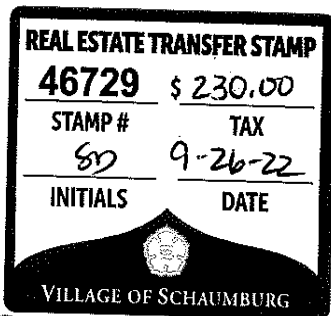
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2021-2022 INSTALLMENT ONLY and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 07-32-301-033-1183 & PIN#

Property Address: 1946 Heron Ave., Unit B, Schaumburg, IL 60193

Dated September 30, 2022.



Thomas A. Loxas, Jr.
Thomas A. Loxas, Jr.

Kelly Loxas
Kelly Loxas

2233488

UNOFFICIAL COPY

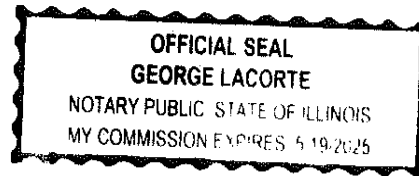
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas A. Loxas, Jr. and Kelly Loxas, hus + wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 30th day of September, 2022

[Signature]
Notary Public

My commission expires: 5-19-25



THIS DOCUMENT PREPARED BY:
Law Office of George LaCorte, P.C.
6713 N. Oliphant Ave.
Chicago, IL 60631

MAIL TAX BILL TO:
Carol P. Scripp
1946 Heron Ave. B
Schaumburg, IL 60193

MAIL RECORDED DEED TO:
~~Carol P. Scripp~~
~~1946 Heron Ave. B~~
~~Schaumburg, IL 60193~~

→ Gina Lundeen
806 E. MERGE Rd.
ROSELIE CT 60172

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: UNIT NUMBER 65-B-1946-B IN BRIAR POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 17, 1995 AS DOCUMENT 95117088, AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 11, 1995 AS DOCUMENT 95020876, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME.

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