

UNOFFICIAL COPY

WARRANTY DEED JOINT TENANCY (Illinois)

~~Main to:~~

Randall Smith and Elizabeth Madden
313 S. Maple Street
Mount Prospect, IL 60056

Name & address of taxpayer:

Randall Smith and Elizabeth Madden
313 S. Maple Street
Mount Prospect, IL 60056
2121982



22285570140

Doc# 2228557014 Fee \$68.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/12/2022 11:09 AM PG: 1 OF 2

THE GRANTOR(S) NVR Inc., a Virginia Corporation, dba Ryan Homes
Organized and existing under the laws of the State of Virginia and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation,

CONVEY AND WARRANT to Randall Smith, unmarried, and Elizabeth Madden, unmarried, of 2108 W. Addison St., Chicago, IL 60618 (address), as joint tenants all interest all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF NON COMMON AREA C IN LOT 3 AS SHOWN IN THE FINAL PLAT OF PLANNED UNIT DEVELOPMENT OF MAPLE STREET LOFTS, A RESUBDIVISION OF LOT "A" IN CORPORATE SUBDIVISION NO. 10-A, AND LOTS 10, 11 (INCLUDING UNITS 1, 2 AND 3 OF THE 230-240 E. LINCOLN STREET CONDOMINIUM), 16 AND 17 IN J.A. WEBERS ADDITION TO MOUNT PROSPECT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 11, 2019 AS DOCUMENT NUMBER 1928413158 AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 17, 2020 AS DOCUMENT NUMBER 2001749000.

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00 DEGREES 42 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, 243.50 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS EAST, 18.00 FEET TO THE SOUTHWEST CORNER OF SAID NON COMMON AREA C; THENCE NORTH 00 DEGREES 42 MINUTES 22 SECONDS WEST ALONG THE WEST LINE SAID NON COMMON AREA C, 107.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 42 MINUTES 22 SECONDS WEST ALONG SAID WEST LINE, 20.07 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS EAST, 43.50 FEET TO THE EAST LINE OF SAID NON COMMON AREA C; THENCE SOUTH 00 DEGREES 42 MINUTES 22 SECONDS EAST ALONG SAID EAST LINE, 20.07 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, 43.50 FEET TO SAID POINT OF BEGINNING.

Subject to the real estate taxes not yet due or payable and subsequent years, including taxes which may accrue by reason of new or additional improvements during the years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract and any installments not due at the date hereof, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises AS JOINT TENANTS.

Permanent index number(s): 08-12-122-040-0000 (Affects PIQ & other properties) 08-12-122-097-0000 (New PIN)

Property address: 313 S. Maple Street, Mount Prospect, IL 60056

DATED this 4th day of October, 2022.

REAL ESTATE TRANSFER TAX

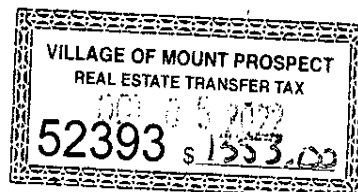
12-Oct-2022



COUNTY: 225.50
ILLINOIS: 451.00
TOTAL: 676.50

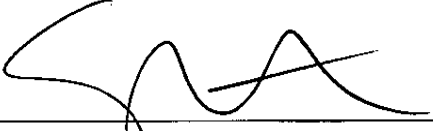
08-12-122-040-0000

| 20220901654863 | 0-065-715-792



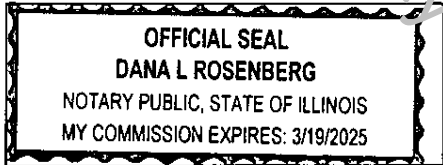
WARRANTY DEED **UNOFFICIAL COPY** (Illinois)

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President this 4th day of October, 2022



NVR Inc., by S. Scott Pjesky, its Vice President

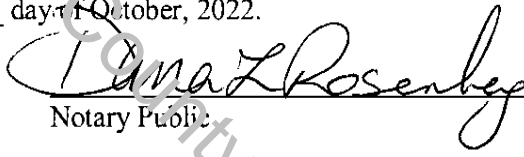
State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S. Scott Pjesky



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of October, 2022.

Commission expires 3/19/25


Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg
Attorney at Law
1300 Iroquois Avenue, Ste. 210
Naperville, IL 60563

Return to:

NVR Title Agency
850 E. Diehl Rd., Ste. 130
Naperville, IL 60563

Property of Cook County Clerk's Office