

UNOFFICIAL COPY

ATC-441381

Doc#: 2234133016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 09:11 AM Pg: 1 of 3

Dec ID 20221201603316
ST/CO Stamp 0-599-012-688 ST Tax \$400.00 CO Tax \$200.00

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

**PAUL A. NELSON, III and
MARY S. CALLAHAN**

husband and wife,
of the City of Glenview,
State of Illinois, for and in
Consideration of Ten and
no/100 Dollars (\$10.00) in
hand paid, and other good and valuable consideration,

CONVEYS and WARRANTS to

a one-half interest to The John Nagai Trust, u/a/d July 30, 1992, John Nagai and Bridget M. Nagai, Co-Trustees, of which John Nagai is the sole beneficiary, and a one-half interest to The Bridget M. Nagai Trust u/a/d October 6, 2007, John Nagai and Bridget M. Nagai, Co-Trustees, of which Bridget M. Nagai is the sole beneficiary, said beneficial interests in said trusts being held by John Nagai and Bridget M. Nagai, husband and wife, as tenancy by the entirety, 7301 N. Lincoln Ave., Ste 140, Lincolnwood, IL.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

STREET ADDRESS: 706 Waukegan Road, Unit C402, Glenview, Illinois 60025

PIN: 04-35-314-045-1028

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

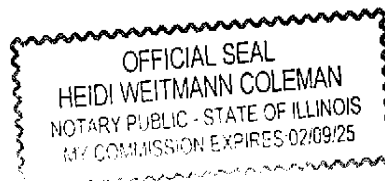
DATED THIS 22 DAY OF NOVEMBER, 2022.


PAUL A. NELSON, III


MARY S. CALLAHAN

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 PAUL A. NELSON, III AND MARY S. CALLAHAN, 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. Given under my hand and official seal, this 22 day of November, 2022.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:

UNOFFICIAL COPY

File #: 44138

Exhibit "A"

Property Address: 706 Waukegan Road, Unit # C402, Glenview, IL 60025

County: Cook

Tax Parcel #: 04-35-314-045-1028

PARCEL 1:

UNIT C-402 IN THE ORCHARD GLEN CONDOMINIUM NO. 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR3057543, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION AND GRANT OF EASEMENTS FILED AS DOCUMENT LR3057542.

Mail to:
John J. Pembroke
4224 N. Northwest Hwy. Ste 150
Park Ridge Il. 60068

Tax Bill
John Nagai
706 Waukegan Rd # C402
Glenview Il. 60025

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Dec-2022



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

04-35-314-045-1028

20221201603316 | 0-599-012-688