

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2301940008 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/19/2023 09:33 AM Pg: 1 of 3

Dec ID 20230101628359  
ST/CO Stamp 1-765-290-832 ST Tax \$755.00 CO Tax \$377.50

(The Above Space for Recorder's Use Only)

THE GRANTOR, Richard B. Foulkes and Rita Rossi Foulkes, husband and wife, as tenants by the entirety, of 168 Addison Road, Riverside, Illinois, 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 Drake A. Petersen and Jennifer M. Petersen, husband & wife of, of Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION *AS tenants by the entirety*

Permanent Index Number(s): 15-36-106-008-0000

Property Address: 168 Addison Road, Riverside, Illinois 60546

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 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.

(Signature Page to Follow)

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

1/2 Pt 22-89056

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Dated this 3 day of January, 2023.

Richard B. Foulkes  
Richard B. Foulkes

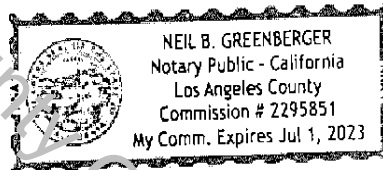
Rita Rossi Foulkes  
Rita Rossi Foulkes

STATE OF California  
COUNTY OF Los Angeles ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard B. Foulkes and Rita Rossi Foulkes personally known to me to be the same persons whose name 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 3 day of January, 2023

Neil B. Greenberger  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Harry E. Bartosiak  
Bartosiak Law LLC  
1834 Walden Office Square, Suite 575  
Schaumburg, IL 60173

MAIL TO:  
Sharon Sweeney  
1440 Maple Avenue  
Suite 1A  
Lisle, IL 60532

SEND SUBSEQUENT TAX BILLS TO:  
Drake . Petersen and Jennifer . Petersen  
168 Addison Road  
Riverside, IL 60546

Compliance or Exemption Approved

BY [Signature]  
Date: 1/9/23

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Exhibit "A"

## PARCEL 1:

THAT PART OF LOT 988 IN BLOCK 19 IN THE 3rd DIVISION OF RIVERSIDE IN THE WEST 1/2 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT, 30 FEET; THENCE ON A STRAIGHT LINE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 5 FEET NORTHWESTERLY FROM THE SOUTH EAST CORNER OF SAID LOT; THENCE 5 FEET TO THE SOUTH EAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS

## PARCEL 2:

THE EASTERLY 5 FEET (MEASURED ON THE SOUTHERLY OR ADDISON ROAD FRONTAGE AND ON THE NORTHERLY LOT LINE) OF LOT 978 IN THE 3rd DIVISION OF RIVERSIDE ALL IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF LOT 1002 IN BLOCK 19 IN 3rd DIVISION OF RIVERSIDE IN VILLAGE OF RIVERSIDE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 1002 AND RUNNING THENCE ALONG SOUTHERLY LINE THEREOF IN AN EASTERLY DIRECTION A DISTANCE OF 50 FEET; THENCE NORTHERLY ON A STRAIGHT LINE TO NORTHEASTERLY CORNER OF LOT 988 IN SAID BLOCK; THENCE ALONG EASTERLY LINE OF SAID LOT 988 IN A SOUTHERLY DIRECTION TO SOUTHEASTERLY CORNER THEREOF, THENCE ALONG EASTERLY LINE OF LOT 987 IN SAID BLOCK IN A SOUTHERLY DIRECTION TO THE PLACE OF BEGINNING AND BEING OTHERWISE DESCRIBED AS SUB-L OF LOT 1002 IN BLOCK 19 IN 3rd DIVISION OF RIVERSIDE IN COOK COUNTY, ILLINOIS.