

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

BW22064474 1/3 JD

Doc#. 2303349156 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2023 11:32 AM Pg: 1 of 4

Dec ID 20230101625565  
ST/CO Stamp 1-683-220-304 ST Tax \$1,005.00 CO Tax \$502.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Thomas M. Stone, married to Megan K. Stone, 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 Nancy Shaba and Makenzie C. Hibler, married to each other of 1255 North Sandburg Terrace Unit 2101, Chicago, IL 60610, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 04-25-202-095-0000  
Property Address: 1803 Wagner Road, Glenview, IL 60025

**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.

Dated this 25 day of January, 2023.

Thomas M. Stone

(Seal)

Megan K. Stone

(Seal)

Megan K. Stone, waiving  
homestead rights only

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

#### REAL ESTATE TRANSFER TAX

02-Feb-2023



COUNTY:	502.50
ILLINOIS:	1,005.00
TOTAL:	1,507.50

04-25-202-095-0000

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| 1-683-220-304

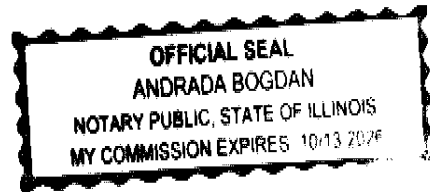
# UNOFFICIAL COPY

STATE OF IL )  
 ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas M. Stone, personally known to me to be the same person whose name is 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 25 day of Jan, 2023.

Andrada Bogdan  
Notary Public



THIS INSTRUMENT PREPARED BY  
Drost, Kivlahan, McMahon & O'Connor, LLC  
11 South Dunton Ave  
Arlington Heights, IL 60005

MAIL TO:

Iversen Law Inc  
119 Soth Emerson Street Suite 262  
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Nancy Shaba  
1803 Wagner Road  
Glenview, IL 60025

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF IL )  
COUNTY OF Cook ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Megan K. Stone, personally known to me to be the same person whose name is 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 27 day of Jan, 2023.

Andrada Bogdan  
Notary Public



THIS INSTRUMENT PREPARED BY  
Drost, Kivlahan, McMahon & O'Connor, LLC  
11 South Dunton Ave  
Arlington Heights, IL 60005

MAIL TO:

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Nancy Shaba  
1803 Wagner Road  
Glenview IL 60025

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## Exhibit A

### PARCEL 1:

THE NORTH 90 FEET OF THE SOUTH 110 FEET OF THE EAST 190 FEET OF THE WEST 230 FEET (WHICH 230 FEET INCLUDES THE EAST 40 FEET OF WAGNER ROAD) OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE EAST 66.5 FEET OF THE WEST 230 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 110 FEET OF SAID NORTHEAST 1/4 AND SOUTH OF THE NORTH 210 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 110 FEET (EXCEPT THE NORTH 90 FEET THEREOF) OF THE EAST 190 FEET OF THE WEST 230 FEET (WHICH 230 FEET INCLUDES THE EAST 40 FEET OF WAGNER ROAD) OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CREATED BY DEED FROM ROBERT NEREM AND BORGHILD G. NEREM, HIS WIFE, RECORDED MAY 15, 1957 AS DOCUMENT 16905374, IN COOK COUNTY, ILLINOIS.

PIN: 04-25-202-095-0000

For Informational Purposes only: 1803 Wagner Road, Glenview, IL 60025