

UNOFFICIAL COPY

Doc#: 2306933089 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2023 11:46 AM Pg: 1 of 3

Dec ID 20230201646808
ST/CO Stamp 1-177-305-296 ST Tax \$927.50 CO Tax \$463.75

WARRANTY DEED ILLINOIS STATUTORY

CF-2306933089
1/2 E46

(The Above Space for Recorder's Use Only)

THE GRANTORS, Viswanath Natesan and Nimmi Jayachandranradha, Husband and Wife, the Village of South Barrington, County of Cook, State of Illinois of for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Benjamin T. Grover and Kathleen E. Grover, Husband and Wife, of 887 Georgetowne, Barrington, IL 60010, 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): 01-35-202-001-0000

Property Address: 12 Corey Drive, South Barrington, IL 60010

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 21st day of February, 2023.



Viswanath Natesan



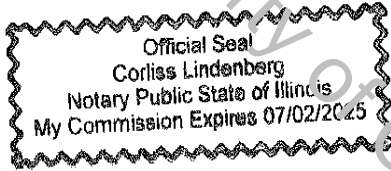
Nimmi Jayachandranradha

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STATE OF ILLINOIS)
) SS,
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Viswanath Natesan and Nimmi Jayachandranradha personally 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 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 21st day of February, 2023.



Corliss Lindenberg

 Notary Public

THIS INSTRUMENT PREPARED BY:

Laurence M. Cohen
 The Law Offices of Laurence M. Cohen, P.C.
 1017 W. Golf Road
 Hoffman Estates, IL 60169

MAIL DEED TO:

Law Office of Sandy Kotsios
 3 West Lonnquist Blvd.
 Mount Prospect, IL 60056
 Attn: Mrs. Sandy Kotsios, Esquire

SEND SUBSEQUENT TAX BILLS TO:

Mr. Benjamin T. Grover and Mrs. Kathleen E. Grover
 12 Corey Drive
 South Barrington, IL 60010

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EXHIBIT "A"

Order No.: 23GNW520829RM

Property Address: 12 Corey Dr, South Barrington, IL 60010-9520

For APN/Parcel ID(s): 01-35-202-001-0000

PARCEL 1: LOT 30 IN THE GLEN OF SOUTH BARRINGTON UNIT THREE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: GRANT OF EASEMENT DATED OCTOBER 30, 1986 AND RECORDED DECEMBER 2, 1986 AS DOCUMENT 86574085 AND RE-RECORDED JANUARY 20, 1987 AS DOCUMENT 87034179 MADE BY THE GLEN OF SOUTH BARRINGTON PROPERTY OWNERS' ASSOCIATION AND RIDGEWAY ENTERPRISES, INC., A CORPORATION OF ILLINOIS AND WILLIAM R. ROSE FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARTS OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN: VACATED BLANCHARD CIRCLE, AS SAID STREET IS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT TWO RECORDED FEBRUARY 11, 1982 AS DOCUMENT 26142879; VACATED ROSE BOULEVARD, AS SAID STREET IS SHOWN ON SAID PLAT ON THE GLEN OF SOUTH BARRINGTON UNIT TWO, AND ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON RECORDED APRIL 7, 1978 AS DOCUMENT NO. 24393998; ROSE BOULEVARD, A PRIVATE ROAD, SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON, UNIT THREE, RECORDED OCTOBER 1986 AS DOCUMENT 86509908; COREY DRIVE, AS SAID PRIVATE ROAD IS SHOWN ON THE SAID PLAT OF THE GLEN OF SOUTH BARRINGTON, UNIT THREE; VACATED GREGORY LANE, AS SAID STREET IS SHOWN ON SAID PLAT OF THE GLEN OF SOUTH BARRINGTON; VACATED LAKE ADALYN DRIVE, AS SAID STREET IS SHOWN ON SAID PLAT OF THE GLEN OF SOUTH BARRINGTON; LAKE ADALYN DRIVE, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT SIX RECORDED OCTOBER 11, 1985 AS DOCUMENT 85232441; AMBROSE LANE, A PRIVATE ROAD SHOWN ON SAID PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT SIX; ALL IN COOK COUNTY, ILLINOIS; TOGETHER WITH ANY AND ALL STREETS, THOROUGHFARES AND ROADWAYS NOW EXISTING OR HEREAFTER CONSTRUCTED IN THE GLEN OF SOUTH BARRINGTON, THE GLEN OF SOUTH BARRINGTON UNIT TWO, AND THE GLEN OF SOUTH BARRINGTON UNIT SIX, WHICH ARE 'COMMON AREAS' UNDER THE GLEN OF SOUTH BARRINGTON DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED APRIL 7, 1978 AS DOCUMENT 24393997, AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 2, 1983 AS DOCUMENT 25761224, BY SUPPLEMENTAL DECLARATION RECORDED OCTOBER 27, 1983 AS DOCUMENT 25839799 FOR THE BENEFIT OF THE FOLLOWING DESCRIBED LAND: LOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 IN THE GLEN OF SOUTH BARRINGTON UNIT THREE, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON OCTOBER 29, 1986 AS DOCUMENT NO. 86509907.