

WARRANTY DEED

Individual

STATE OF ILLINOIS }  
COUNTY OF COOK } SS



Doc# 2312133045 Fee \$93.00

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

KAREN A. YARBROUGH

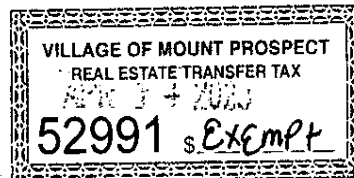
COOK COUNTY CLERK

DATE: 05/01/2023 02:03 PM PG: 1 OF 3

THE GRANTOR,

Terry Setar, a single person and not a party to a civil union, of 507 E. Lincoln, Arlington Heights, IL 60005 and Barbara Barker, a single person and not a party to a civil union, of 507 E. Lincoln, Arlington Heights, IL 60005, for and in consideration of TEN DOLLARS (\$10.00) and other consideration in hand paid, CONVEYS and WARRANTS to Terrence J. Setar, a single person and not a party to a civil union, of 507 E. Lincoln, Arlington Heights, IL 60005, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See attached Exhibit A.



SUBJECT TO: Covenants, Conditions and Restrictions of Record.

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

4/14/23  
Dated Terry Setar

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

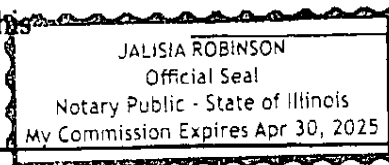
Permanent Index Number: 08-11-200-032-1043  
Address of Real Estate: 705 W. Central Road, #A7, Mount Prospect, IL 60056

Terry Setar  
Terry Setar

Dated this 14 day of April, 2023.  
Barbara Q. Barker  
Barbara Q. Barker

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terry Setar and Barbara Barker, both single persons and not a parties to a civil union, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 14th day of April, 2023.



Jessie Nowin  
Notary Public

S Y  
P 3  
S Y-1  
SC  
INT RV

# UNOFFICIAL COPY

## EXHIBIT A.

### LEGAL DESCRIPTION:

UNIT 2A7 IN CENTRAL VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN CENTRAL VILLAGE, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23867157 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 08-11-200-032-1043

COMMONLY KNOW AS: 705 W. Central Road, #A7, Mount Prospect, IL 60056

Mail To & Mail Tax Bill To: Terrence J. Setar, 507 E. Lincoln, Arlington Heights, IL 60005

Prepared by: James Phillip Habel, Esquire, 851 Dovington Court, Hoffman Estates, IL 60169

REAL ESTATE TRANSFER TAX

26-Apr-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

08-11-200-032-1043

| 20230401601315 | 1-477-041-360

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to Real estate in Illinois, a partnership authorized to do business or acquire and hold title to real state in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/14, 2023

Signature [Handwritten Signature]  
Terry Setar, Grantor

Subscribed and sworn to before me

by the said grantor/agent this  
14th day of April, 2023.



Notary Public Jalissia Robinson

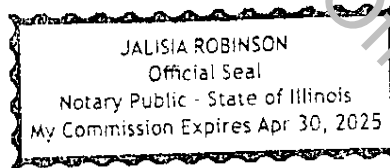
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/14, 2023.

Signature [Handwritten Signature]  
Terrance J. Setar, Grantee

Subscribed and sworn to before me  
by the said grantee/agent this

14th day of April, 2023.



Notary Public Jalissia Robinson

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)