

UNOFFICIAL COPY

Doc# 2312213292 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2023 02:57 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20230401607188
ST/CO Stamp 2-129-871-568 ST Tax \$314.00 CO Tax \$157.00

FIRST AMERICAN TITLE
FILE # AF1033322

Preparer File: AF1033322
FATIC No.: AF1033322

THE GRANTOR(S) **Magdalena Nguyen**, a divorced woman and not since remarried, of the Village of Glen Ellyn, County of DuPage, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE **Samantha Joy Hershman* and Douglas Pierce***, of the Village of Vernon Hills County of Lake, state of Illinois, not as tenants in common but as joint tenants with right of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** a single person*


See Exhibit "A" attached hereto and made a part hereof

** a single person*

SUBJECT TO: General taxes for the years 2022 and 2023 and subsequent years and to the Covenants, conditions and restrictions of record

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

Permanent Real Estate Index Number(s): 03-09-404-094-0000

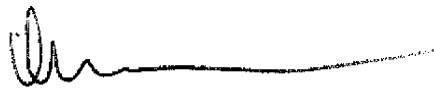

Real Estate Transfer Approved
Initials: AM Date: 4/24/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

Address(es) of Real Estate: 1407 Candlewood Ct
Wheeling IL 60090

Dated this 18th day of April, 2023



UNOFFICIAL COPY

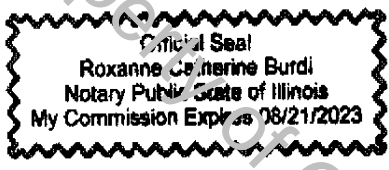


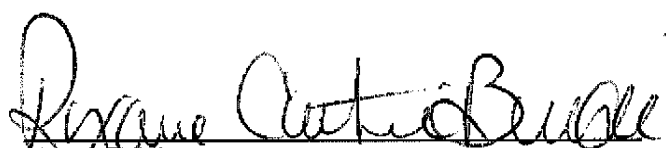
Magdalena Nguyen

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Magdalena Nguyen**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal this 18 day of April, 2023.




Notary Public

Prepared by:
Hunt & Subach, Ltd.
1035 S. York Road
Bensenville, IL 60106

Mail to:
~~Don Kiobassa~~
~~203 N. LaSalle Street, Suite 2100~~
~~Chicago IL 60601~~

Samantha Joy Hershman
1407 Candlewood Ct
Wheeling IL 60090

Name and Address of Taxpayer:
Samantha Joy Hershman and Douglas Pierce
1407 Candlewood Ct
Wheeling IL 60090

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL 1:

UNIT NUMBER 2, BUILDING 22, LOT 3, IN LAKESIDE VILLAS, UNIT NUMBER 2, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION DATED DECEMBER 09, 1971 AND RECORDED DECEMBER 17, 1971 AS DOCUMENT NUMBER 21751908, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

