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**WARRANTY DEED
ILLINOIS STATUTORY**

ptca3-19921 2/3

Doc#: 2314247010 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/22/2023 09:59 AM Pg: 1 of 3

Dec ID 20230501623796
ST/CO Stamp 0-706-284-240 ST Tax \$153.00 CO Tax \$76.50

(The Above Space for Recorder's Use Only)

THE GRANTOR William W. Yedor, a Single person, 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 Pren Vanderburg and Danielle M Miller-Vanderburg, married to each other of 203 West Norman Lane, Wheeling, IL 60090, 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

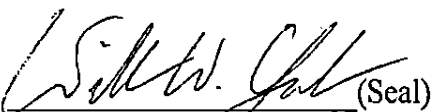
Permanent Index Number(s): 03-21-402-014-1302

Property Address: 2406 East Brandenberry Court, Unit 2C, Arlington Heights, IL 60004

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 16 day of May, 2023.

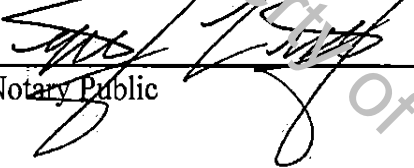
 (Seal)
William W. Yedor

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STATE OF IL)
COUNTY OF Cook) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William W. Yedor 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 16th day of May, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

Law Office of Guy M. Karm
750 W. Northwest Highway
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO:

Brett Vanderburg
2406 East Brandenberry Court
Unit 2C
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX

10-May-2023



COUNTY: 73.50
ILLINOIS: 153.00
TOTAL: 229.50

03-21-402-014-1302

| 20230501623796 | 0-706-284-240

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC23-19921

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 10-2C IN BRANDENBERRY PARK EAST CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2 LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25108489, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 2409 E. Brandenberry Court, Unit 2C, Arlington Heights, IL 60004
Parcel ID(s): 03-21-402-014-1002,