

UNOFFICIAL COPY

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410753526(1/2)

Doc#: 2315033155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 11:02 AM Pg: 1 of 2

WARRANTY DEED (Individual to Individual) Tenants By The Entirety

Dec ID 20230501625483
ST/CO Stamp 0-448-948-944 ST Tax \$1,175.00 CO Tax \$587.50

=====THE

GRANTOR(S), **Matthew C. Wagner and Nicole M. Wagner, Husband and Wife, of the City of Arlington Heights, County of Cook, State of Illinois,** for and in consideration of Ten and No/100 (\$10.00)-----

DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Maxwell McDonald and Allison McDonald, a married couple,** of _____, Illinois, the following described Real Estate situated in the County of Cook the State of Illinois, to wit:

LOT 32 IN BLOCK 3 IN STOLTZNER'S GREENVIEW ESTATES, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 17, 1955 AS DOCUMENT NUMBER 1581803, IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in

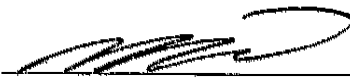
____tenancy in common,
____joint tenancy,
 tenancy by the entirety

Subject To: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number(s): 03-33-124-026-0000

Address(es) of Real Estate: 214 S. Phelps Avenue, Arlington Heights, Illinois 60004

DATED this 15 day of MAY, 2023.

 (SEAL)
Matthew C. Wagner

 (SEAL)
Nicole M. Wagner

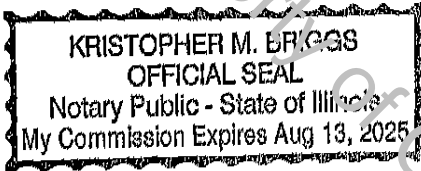
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew C. Wagner and Nicole M. Wagner, personally known to me to be the same person(s) whose name(s) IS/ARE subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal, this 15 day of MAY, 2023.

Commission expires: 8/13, 2025.



[Signature]
Notary Public

This Instrument Was Prepared By: Kristopher M. Briggs, 1051 Perimeter Drive, Ste. 300, Schaumburg, IL 60173

MAIL TO:

Rubin and Izadi Law, PC
3330 Dundee Rd Suite C4
Northbrook, IL 60062

Send Tax Bills To:

Maxwell McDonald and Allison McDonald
214 S. Phelps Avenue
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX		25-May-2023
	COUNTY:	587.50
	ILLINOIS:	1,175.00
	TOTAL:	1,762.50
03-33-124-026-0000 20230501625483 0-448-948-944		