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2320925059D

WARRANTY DEED
(ILLINOIS STATUTORY)
Corporation to Individual

Doc# 2320925059 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2023 03:59 PM PG: 1 OF 3

PT 221 was 00417(T) 202
THE GRANTOR, CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) TO:

Brian McGuire and Michelle Quigley, husband and wife

(Strike Inapplicable)

- ~~A) As Tenants in Common~~
- ~~B) Not as Tenants in Common, but as Joint Tenants with Right of Survivorship~~
- C) Not at Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety
- ~~D) Statutory (To Individual)~~

the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:

PIN(s): 09-12-202-002-0000
 Address(es) of Real Estate: 1939 CENTRAL RD., GLENVIEW, IL 60025
 Legal Description: SEE ATTACHED EXHIBIT A

Subject to the following restrictions: a) all taxes for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 9 day of June, 20 23

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Katrina Baradji, its Authorized Agent, and attested by Kyle Bermudez, its Authorized Agent, this 9 day of June, 20 23.

CARTUS FINANCIAL CORPORATION

By: Katrina Baradji
Attest: Kyle Bermudez

REAL ESTATE TRANSFER TAX

27-Jul-2023



COUNTY:	455.00
ILLINOIS:	910.00
TOTAL:	1,365.00

09-12-202-002-0000 | 20230601655689 | 1-031-309-776

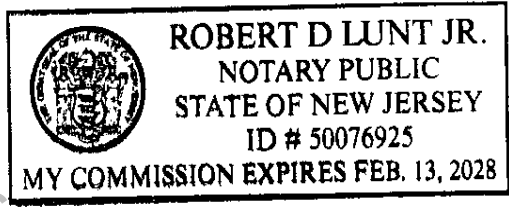
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STATE OF New Jersey)
) SS
COUNTY OF Burlington)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katrina Baradj, personally known to me to be the Authorized Agent of CARTUS FINANCIAL CORPORATION and Kyle Bermudez of said corporation, and personally known to me to be same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of JUNE, 2023.

[Signature]
Notary Public



Instrument Prepared By:
Alex Ranjha, Esq.
Ranjha Law Group PC
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

~~Mail To:~~ Brian McGuire + Michelle Quigley
Dominick DiMaggio
21660 W Field Pkwy Ste 118
Beer Park IL 60010
1939 Central Rd.
Glenview, IL 60025

Send Subsequent Tax Bills To: Grantee's Address
Brian McGuire and Michelle Quigley
1939 Central Rd
Glenview IL 60025

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 2 IN GLENVIEW PARK MANOR UNIT NO. 3, A SUBDIVISION OF THE EAST 15 ACRES OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1945 AS DOCUMENT 13605138 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387