

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

JOHN AND CHERYL STROKA  
680 S. WESTGATE ROAD  
DES PLAINES, IL 60016

Doc# 2322313144 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 10:43 AM Pg: 1 of 3

Dec ID 20230701680951  
ST/CO Stamp 0-842-521-040 ST Tax \$417.50 CO Tax \$208.75

NAME AND ADDRESS OF TAXPAYER:

MR. JOHN G. STROKA  
MRS. CHERYL STROKA  
680 S. Westgate Road  
Des Plaines, IL 60016

THE GRANTOR(S), PENCE HOLDINGS, LLC, an Illinois limited liability company, of the City of Crystal Lake, County of McHenry, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to JOHN G. STROKA and CHERYL STROKA, husband and wife,  
**ASTENANTS BY THE ENTIRETY,**  
(GRANTEE'S ADDRESS) 5111 N. Claremont Avenue, Chicago, Illinois 60625,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN DES PLAINES MANOR, BEING A RESUBDIVISION OF PARTS OF LOTS 3 AND 4 IN CIRCUIT COURT COMMISSIONERS PARTITION OF THE LANDS OF CHRIST MOELLER ESTATE IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, MAINE TOWNSHIP, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2022 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property,

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 not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY, forever.

Permanent Index Number(s): 09-18-312-004-0000

Property Address: 680 S. Westgate Road, Des Plaines, Illinois 60016

FIRST AMERICAN TITLE  
FILE # QF1036337

1/2

DATED this 27<sup>th</sup> day of July, 2023.

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BY: PENCE HOLDINGS, LLC

 (Seal)  
RALPH A. PENCE, JR., Manager

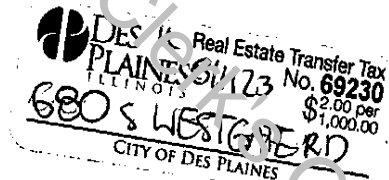
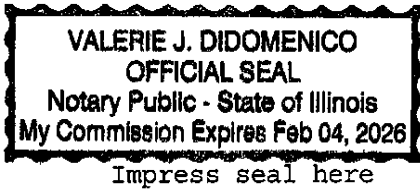
STATE OF ILLINOIS )  
 ) ss  
COUNTY OF McHenry )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that RALPH A. PENCE, JR., Manager of PENCE HOLDINGS, LLC, 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 he signed, sealed and delivered the said instrument as his 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 27<sup>th</sup> day of July, 2023.

  
Notary Public

My commission expires on  
Feb. 04, 2026.



NAME AND ADDRESS OF PREPARER:

Jill J. Struck  
STRUCK LAW GROUP, LLC  
24 Grant Street  
Crystal Lake, IL 60014  
(815) 788-9900

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 4 IN DES PLAINES MANOR, BEING A RESUBDIVISION OF PARTS OF LOTS 3 AND 4 IN CIRCUIT COURT COMMISSIONERS PARTITION OF THE LANDS OF CHRIST MOELLER ESTATE IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF DES PLAINES, MAINE TOWNSHIP, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-18-312-004-0000

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Property of Cook County Clerk's Office