

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2323629096 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2023 12:22 PM Pg: 1 of 3

Dec ID 20230801603710
ST/CO Stamp 0-717-546-960 ST Tax \$320.00 CO Tax \$160.00

FIRST AMERICAN TITLE
FILE # AF1036222

Preparer File: AF1036222
FATIC No.: AF1036222

THE GRANTOR(S) Nancy L. Gebhart, an unmarried woman, Carole J. Lutz and Erwin Lutz, husband and wife, as Co-Trustees of the Nancy L. Gebhart Revocable Trust dated June 19, 2002, of the County of Cook, State of IL, and 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 Heather Scafidi, ~~an~~ ^{un} married woman, of 2046 E. Northwood Arlington Height, IL 60005 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 31-1511 IN ARLINGTON ON THE PONDS SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN ARLINGTON OF THE PONDS 1, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED MAY 27 1987 AS DOCUMENT LR 3620381; IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM FILED WITH THE REGISTRAR OF TITLES JUNE 16, 1987 AS DOCUMENT LR 3626520; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: SUBJECT TO: General taxes and assessment for the year 2022 and subsequent years, which are not yet due and payable; covenants, conditions, and restrictions of record; and private, public, and utility easements and roads and highways, and ordinances.

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): 03-21-100-027-1152 (Vol. 232)

Address(es) of Real Estate: 1511 Courtland Drive ³¹ Arlington Heights, Illinois 60004

Dated this 11th day of August, 20 23



First American
Title Insurance Company

Warranty Deed - Individual

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Nancy L. Gebhart
Nancy L. Gebhart - Co-Trustee of the Nancy L. Gebhart Revocable Trust dated June 19, 2002

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NANCY L GEBHART, is 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 they signed, sealed and delivered the said 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 official seal this 11 day of August, 2023.



SMB
Notary Public

Carole J. Lutz

Carole J. Lutz - Co-Trustee of the Nancy L. Gebhart Revocable Trust dated June 19, 2002

Erwin Lutz

Erwin Lutz - Co-Trustee of the Nancy L. Gebhart Revocable Trust dated June 19, 2002

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CAROL J. LUTZ and ERWIN LUTZ are 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 they signed, sealed and delivered the said 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 official seal this 11 day of August, 2023.



SMB
Notary Public

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Prepared by:

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Mail to:

JOHN T. CLERY, P.C.
1515 W. Woodfield Rd
Ste. 830
Schaumburg, Illinois 60173

Name and Address of Taxpayer:

Ms. Heather M Scafidi
1511 Courtland Drive,
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

