

UNOFFICIAL COPY

Fidelity National Title SC23014013

Doc#: 2324328196 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 03:53 PM Pg: 1 of 4

Dec ID 20230801699518
ST/CO Stamp 1-463-752-144 ST Tax \$185.00 CO Tax \$92.50

Warranty Deed

THE GRANTOR, MATTHEW BERGER, married to Melissa Berger, of Morton Grove, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **JOEL ROSARIO and ROSA ROSARIO**, of 1140 Harms Road, Glenview, Illinois, as Husband and Wife as Tenants by the Entirety, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 04-32-402-061-1134

Address of Real Estate: 10377 Dearlove, Unit 1B, Glenview, Illinois 60025

SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2022 and 2023.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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In Witness Whereof, said Grantor has caused his name to be signed to these presents on this 25th day of August, 2023.



MATTHEW BERGER

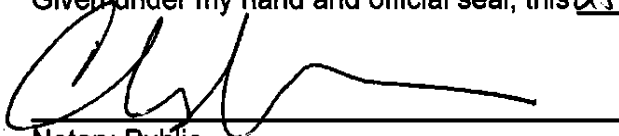


MELISSA BERGER

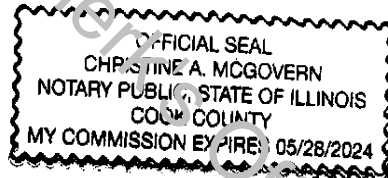
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, MATTHEW BERGER and MELISSA BERGER, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the use and purpose therein set forth.

Given under my hand and official seal, this 25th day of August, 2023.



Notary Public



AFTER RECORDING, RETURN TO:
Rosa & Joel Rosario
10377 Dearlove Unit 1B
Glenview, IL 60025

Send subsequent tax bills to:
Rosa & Joel Rosario
10377 Dearlove Unit 1B
Glenview, IL 60025

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EXHIBIT A

Order No.: SC23014013

For APN/Parcel ID(s): 04-32-402-061-1134

For Tax Map ID(s): 04-32-402-061-1134

PARCEL 1:

UNIT 5-102 IN REGENCY CONDOMINIUM NO. 1 AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN THE WEST 30 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR3112447, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION REGISTERED AS DOCUMENT NUMBER LR3112442, AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED FROM NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1969 AND KNOWN AS TRUST NUMBER 4600 TO JOHN E. ROBERTS REGISTERED AS DOCUMENT NUMBER LR3211935 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

25-Aug-2023



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

04-32-402-061-1134

| 20230801699518 | 1-463-752-144

Property of Cook County Clerk's Office