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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2334206259 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 12:25 PM Pg: 1 of 3

Dec ID 20231101673422
ST/CO Stamp 1-304-444-880 ST Tax \$330.00 CO Tax \$165.00

THE GRANTOR, Virginia H. Curtis Trustee under Trust Agreement dated February 12, 1993, a/k/a The Virginia H. Curtis Trust, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Terrance Weidner
and
Rosa Bledsoe

~~As Tenants by the Entirety, As Joint Tenants, As Tenants in Common (choose one)~~

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

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number(s): 03-21-100-027-1054

Address(es) of Real Estate: 1677 Courtland, Unit No. 19-1677, Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX

01-Dec-2023



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

03-21-100-027-1054

| 20231101673422 | 1-304-444-880

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Dated this 9 day of November, 2023

Virginia H. Curtis
Virginia H. Curtis, Trustee

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Virginia H. Curtis, 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 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 9 day of November, 2023.



Elizabeth J. Pistorio
(Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

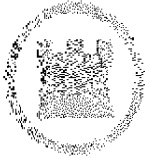
Terry Weidner
Post Office

1077 W. Courtland Blvd 19 Arlington Hs, IL
60009

Name & Address of Taxpayer:

same ←

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC693449LP

For APN/Parcel ID(s): 03-21-100-027-1054

UNIT NUMBER 19-1677 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 ON 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 LR3620381; 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 LR3626520, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Proprietary Cook County Clerk's Office