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Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 04:08 PM Pg: 1 of 4

Dec ID 20240101607739
ST/CO Stamp 0-302-511-152

GRANTOR NAME & ADDRESS AND SEND TAX BILLS TO:

Bruce G. Kuzmanich and Eva E. Kuzmanich
W851 Lake View Circle
Brodhead, WI 53520

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, **BRUCE G. KUZMANICH and EVA E. KUZMANICH**, husband and wife, of W851 Lake View Circle, Brodhead, WI 53520, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Bruce G. Kuzmanich and Eva E. Kuzmanich and their successor(s), as Trustee(s) of the **BRUCE G. KUZMANICH AND EVA E. KUZMANICH 2023 REVOCABLE TRUST** dated December 15, 2023, as it may be amended, whose address is W851 Lake View Circle, Brodhead, WI 53520, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

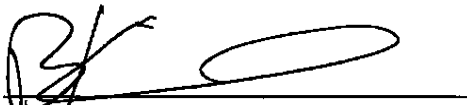
Parcel Number: 03-15-402-020-1039

Property Address: 1550 Sandpebble Drive, Unit 307, Wheeling, IL 60090

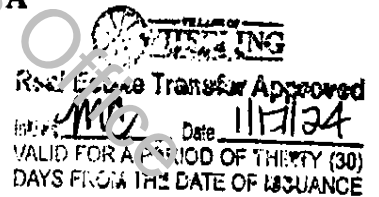
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions or record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; and general real estate taxes not due and payable at the time of signing.

Dated this 15th day of December, 2023.


Bruce G. Kuzmanich


Eva E. Kuzmanich



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EXHIBIT A Legal Description

Parcel 1:

Unit Number 307 as described in survey delineated on and attached to and a parts of declaration of condominium ownership registered on the 2nd day of May 1974, as document number LR2750725 as amended from time to time: an undivided percentage interest (except the units delineated and described in said survey) in and to the following described premises:

That part of Lot 1, in "Sandpebble Walk" being a subdivision in the South East 1/4 of the South East 1/4 of Section 15, township 42 north, range 11, east of the third principal Meridian, bounded by a line described as follows:

Commencing at the South west Corner of Said Lot 1 in "Sandpebble Walk" Thence North 00 degrees, 04 minutes, 17 seconds West along the West Line of said Lot 1 (said West Line also being the East line of the West 495.0 feet of the South East 1/4 of the South East 1/4 of Said Section 15) 130.86 feet; Thence North 89 degrees, 55 minutes, 46 seconds East, 29.80 feet to the point of beginning of the parcel to be described: Thence North 18 degrees, 53 minutes, 09 seconds West, 64.33 feet: Thence North 71 degrees, 06 minutes, 51 seconds East, 124.83 feet; Thence North 01 degrees, 21 minutes, 05 seconds East, 117.92 feet; Thence South 88 degrees, 38 minutes, 55 seconds East, 64.33 feet; Thence South 01 degrees, 21 minutes, 05 seconds West, 131.25 feet; Thence South 38 degrees, 32 minutes, 48 seconds East, 87.33 feet; Thence South 51 degrees, 27 minutes, 12 seconds West 64.33 feet; Thence North 38 degrees, 32 minutes, 48 seconds West, 78.92 feet; Thence South 71 degrees, 06 minutes, 51 seconds west, 122.83 feet to the point of beginning.

Parcel 2:

Easements for Ingress and Egress for the benefit of parcel 1 as set forth in declaration of Covenants and easements filed as document LR2622769 as amended by supplement filed as LR2750724 and as set forth in Plat of subdivision filed as LR252537 4 and as created by deed to Paul Mazur and Adrienne I. Mazur filed September 5, 1974 as IR2771998

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE (AS REQUIRED BY §55 ILCS 5/3-5020)

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 11, 2024

Signature: *Christine Rew Barden*
Christine Rew Barden, Esq., as Agent

Subscribed and sworn to before me by the said
Christine Rew Barden, Esq., this 11th day of
January, 2024.

CML
Notary Public Printed Name Courtney L. Recob
My commission 2/28/2026

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 11, 2024

Signature: *Christine Rew Barden*
Christine Rew Barden, Esq., as Agent

Subscribed and sworn to before me by the said
Christine Rew Barden, Esq., this 11th day of
January, 2024.

CML
Notary Public Printed Name Courtney L. Recob
My commission 2/28/2026

CRIMINAL LIABILITY NOTICE

Pursuant to 55 ILCS 5/3-5020(b)(2), any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE and of a CLASS A MISDEMEANOR for subsequent offenses.