

UNOFFICIAL COPY

Doc#: 2403733190 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 03:26 PM Pg: 1 of 3

Dec ID 20240201626703
ST/CO Stamp 0-188-300-336 ST Tax \$405.00 CO Tax \$202.50

Return to:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560
WTC-HC-2023CO-13748
1 of 2 KLV

WARRANTY DEED

THE GRANTORS, Quannah Rhodes and Mary Walsh, a married couple, of 286 Prairie View Lane, Wheeling, Illinois 60090, for and in consideration of Ten and No/100's Dollars, (\$10.00) in hand paid, CONVEY and WARRANT to Felix Franco and Elaine Objio, a married couple, not as Joint Tenants, but as Tenants by the Entirety, of 200 N. Arlington Road, Apt 323, Arlington Heights, Illinois 60004, that following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

Parcel One: UNIT NO. 286 OF THAT PART OF AREA 5 IN LOT 2 IN EQUESTRIAN GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON NOVEMBER 6, 1995, AS DOCUMENT NUMBER 95761684, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 21° 50' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 25.65 FEET; THENCE SOUTH 68° 10' 00" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHEASTERLY CORNER OF SAID AREA 5, THENCE SOUTH 22° 05' 02" EAST ALONG THE NORTHEASTERLY LINE OF SAID AREA 5, A DISTANCE OF 80.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 22° 05' 02" EAST ALONG THE NORTHEASTERLY LINE OF SAID AREA 5, A DISTANCE OF 28.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID AREA 5; THENCE SOUTH 67° 54' 58" WEST ALONG THE SOUTHEASTERLY LINE OF AREA 5, A DISTANCE OF 70.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID AREA 5; THENCE NORTH 22° 05' 02" WEST ALONG THE SOUTHWESTERLY LINE OF SAID AREA 5, A DISTANCE OF 28.33 FEET; THENCE NORTH 67° 54' 58" EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID AREA 5, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Parcel Two: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96487202 AND AMENDED BY DOCUMENT NUMBER 96518971 RECORDED JULY 8, 1996.

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SUBJECT TO:

General real estate taxes for 2023 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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 in fee simple, in Tenancy by the Entirety


Permanent Real Estate Index Number: 03-02-201-054-0000

Address of Real Estate: 286 Prairie View Lane, Wheeling, Illinois 60090




Real Estate Transfer Approved
Initials: KWR Date: 2-5-24
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

DATED this 21 day of January, 2024



Quanah Rhodes (SEAL)




Mary Walsh (SEAL)

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Quanah Rhodes and Mary Walsh, 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 he/she signed, sealed and delivered the said instrument as his/her 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 21 day of January 2024.

Commission expires 3-4 2024 

Notary Public



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This instrument was prepared by:

Megan Hopkins
Wheatland Title Building
105 West Veterans Parkway
Yorkville, Illinois 60560
630-723-3234

Mail to:

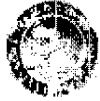
Felix Franco and Elaine Objio
286 Prairieview Lane
Wheeling, IL 60090

Send Subsequent Tax Bills to:

Felix Franco and Elaine Objio
286 Prairie View Lane
Wheeling, Illinois 60090

REAL ESTATE TRANSFER TAX

05-Feb-2024



COUNTY: 202.50
ILLINOIS: 405.00
TOTAL: 607.50

03-02-201-054-0000

20240201626703

0-118-300-336