

UNOFFICIAL COPY

Doc#: 2412920425 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 1:47 PM Pg: 1 of 8

Doc ID 20240401690071

ST/Co Stamp 0-974-805-296 ST Tax \$280.00 CO Tax \$140.00

WARRANTY DEED

Prepared By:

Timothy P. McHugh, Esq.
360 W. Butterfield Road, Ste 300
Elmhurst, IL 60126

Mail To:

Adrienne Shreffler
4653 N. Milwaukee Ave
Chicago, IL 60630

Send Tax Bills To:

David Adams
717 Burr Oak Lane, #D
Prospect Heights, IL 60070

GRANTORS,

Mary Pat Frugo Anderson, married of Bloomington, Illinois, Jane Denten, married of Davenport, Iowa, John Frugo, divorced and not since remarried of Prospect Heights, Illinois, Nancy Buehrer, divorced and not since remarried of Palestine, Illinois, James Frugo, married of Mt. Prospect, Illinois, and Julie Frugo, unmarried of Lake Saint Louis, Missouri, all Heirs at Law of Marian Frugo, deceased

for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

David Adams and Aileen Adams, husband and wife, as tenants by the entirety
203 N. Emerson St., Mt. Prospect, IL 60056

FIRST AMERICAN TITLE
FILE # AE1041326

the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

See attached Legal Description

PIN: 03-26-100-015-1197

Street Address: 717 Burr Oak Lane, Unit D, Prospect Heights, IL 60070

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

SUBJECT TO: general real estate taxes for 2023 2nd installment and subsequent years; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 6 day of March, 2024.

THIS IS NOT HOMESTEAD PROPERTY .

By: Mary Pat Frugo Anderson
MARY PAT FRUGO ANDERSON

State of Illinois
County of Mc Lean

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARY PAT FRUGO ANDERSON, One of the Heirs at Law of Marian Frugo, deceased,** 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 she signed, sealed and delivered the said instrument as 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 this 6th day of March, 2024.

Parker Goodlick
Notary Public



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SUBJECT TO: general real estate taxes for 2023 2nd installment and subsequent years; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 17 day of March, 2024.

THIS IS NOT HOMESTEAD PROPERTY.

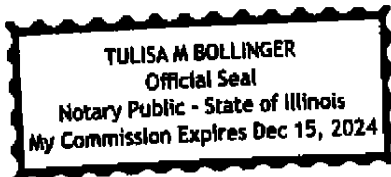
By: Jane Denten
JANE DENTEN

State of Illinois
County of Rock Island

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JANE DENTEN, One of the Heirs at Law of Marian Frugo, deceased,** 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 she signed, sealed and delivered the said instrument as 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 this 16 day of March, 2024.

Tulisa M Bollinger
Notary Public

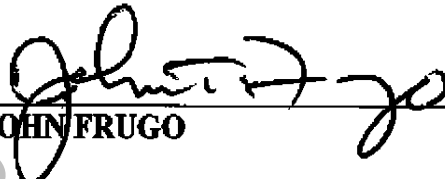


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SUBJECT TO: general real estate taxes for 2023 2nd installment and subsequent years; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 6 day of MARCH, 2024.

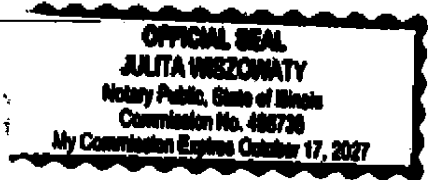
By: 
JOHN FRUGO

State of ILLINOIS
County of DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN FRUGO, One of the Heirs at Law of Marian Frugo, deceased, 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 he signed, sealed and delivered the said instrument as his 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 this 6th day of MARCH, 2024.


Notary Public



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SUBJECT TO: general real estate taxes for 2023 2nd installment and subsequent years; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 6 day of March, 2024.

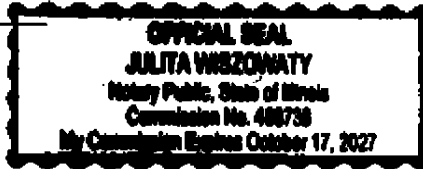
By: *Nancy J. Buehrer*
NANCY BUEHRER

State of ILLINOIS
County of DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NANCY BUEHRER, One of the Heirs at Law of Marian Frugo, deceased, 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 she signed, sealed and delivered the said instrument as 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 this 6th day of MARCH, 2024.

Julita Wiszonaty
Notary Public



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DATED this 6 day of MARCH, 2024.

THIS IS NOT HOMESTEAD PROPERTY.

By:

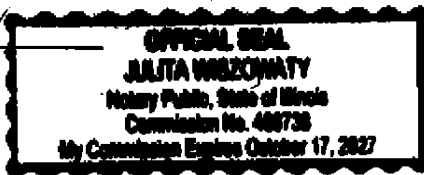
JAMES FRUGO

State of ILLINOIS
County of DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JAMES FRUGO, One of the Heirs at Law of Marian Frugo, deceased,** 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 he signed, sealed and delivered the said instrument as his 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 this 6th day of MARCH, 2024.

Julita Wroczynaty
Notary Public



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SUBJECT TO: general real estate taxes for 2023 2nd installment and subsequent years; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

DATED this 1st day of March, 2024.

By:

Julie Frugo
JULIE FRUGO

State of Missouri
County of St. Louis City

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JULIE FRUGO, One of the Heirs at Law of Marian Frugo, deceased,** 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 she signed, sealed and delivered the said instrument as 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 this 1st day of March, 2024.

Erin O'Brien

Notary Public



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Legal Description

UNIT NUMBER 1-18-90-RR IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, A CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26410009, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 03-26-100-015-1197

Street Address: 717 Burr Oak Lane, Unit D, Prospect Heights, IL 60070

Cook County Clerk's Office