

UNOFFICIAL COPY

WARRANTY DEED Joint Tenancy

Doc#: 2422802128 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/15/2024 3:53 PM Pg: 1 of 3

Dec ID 20240801678682
ST/Co Stamp 1-989-201-712 ST Tax \$150.00 CO Tax \$75.00

THE GRANTOR:
JOZEF RYT, married man
Of the City of Chicago, County of Cook
and State of Illinois for and in
Consideration of Ten and 00/100
Dollars, and other good and valuable
consideration, CONVEY and
WARRANT to

GRANTEES:

MARK KERMGARD
AND NORA KERMGARD
Husband and wife

Of N5 123 Oak Hill Road, Fond du Lac, WI not as tenants in common but as JOINT TENANTS the following described Real estate situated in the County of COOK, State of Illinois, to wit:

THAT PART OF THE SOUTH 16.47 CHAINS OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF GRAYLYNN DRIVE IN MERRION'S ADDITION TO FOREST RIVER IN SAID SECTION AND 331.90 FEET SOUTH OF THE NORTH LINE OF SAID 16.47 CHAINS; THENCE EAST AT A RIGHT ANGLE TO THE EAST LINE OF SAID DRIVE, 179.42 FEET, THENCE SOUTHWESTERLY 60.32 FEET TO A POINT WHICH IS 60 FEET SOUTH OF THE NORTH LINE OF THIS PARCEL AND 172.89 FEET, EAST OF THE EAST LINE OF SAID DRIVE; THENCE WEST ALONG A LINE PARALLEL TO SAID NORTH LINE 172.89 FEET TO A POINT IN THE EAST LINE OF SAID DRIVE; THENCE NORTH ALONG THE EAST LINE OF SAID DRIVE 60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY FOR SELLER'S SPOUSE.

Property Address: 221 N. GRAYLYNN DR., MOUNT PROSPECT, IL 60056
Parcel ID Number: 03-36-208-010-0000

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

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 not as tenants in common but as JOINT TENANTS forever.

DATED this 13th day of August 2024


JOZEF RYT

UNOFFICIAL COPY

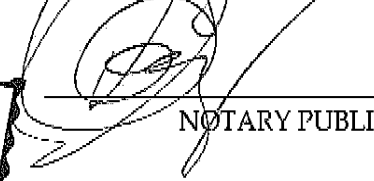
State of Illinois)

County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOZEF RYT, married man, 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 and official seal, this 13th day of AUG 2024

Commission expires CHRISTOPHER S KOZIOL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: 9/10/2025


NOTARY PUBLIC

PREPARED BY: CHRISTOPHER S. KOZIOL 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

MAIL TO:

Marek Kormagard & Nora Kormagard
NS1273 Oak Hill Road
Fond du Lac, WI 54937

SEND SUBSEQUENT TAX BILLS TO:

Marek Kormagard & Nora Kormagard
NS1273 Oak Hill Road
Fond du Lac, WI 54937

* Unincorporated *
not subject to the
Village's Real Estate
Transfer Tax

Clerk's Office

UNOFFICIAL COPY

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino S. Filippone
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli



VILLAGE MANAGER
Michael J. Cassidy

VILLAGE CLERK
Karen Agoranos

Phone: 847/392-6000
Fax: 847/392-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

To Whom It May Concern

The property located at 221 N. Grand Lynn Dr is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

Amit R. Thakkar

Amit Thakkar
Director of Finance

8/13/2024

Date

Property of Cook County Clerk's Office