

# UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Mr. Cary K. Kabumoto, Esq.  
5204 North Christiana Avenue  
Chicago, Illinois 60625



Doc#: 0621943144 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2008 09:21 AM Pg: 1 of 2

AFTER RECORDING MAIL TO:

Mr. James Messineo  
Attorney at Law  
1618 Colonial Parkway  
Inverness, Illinois 60067

## WARRANTY DEED

THE GRANTORS JEFF Y. SHEN and MELISSA C. SHEN, husband and wife, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to NICKOLAS SIMATOS, 771 Hayrack Drive, Algonquin, Illinois 60102, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 71B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PALATINE STATION CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 19, 2003 AS DOCUMENT NO. 0335031077, AS AMENDED FROM TIME TO TIME, IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


SUBJECT ONLY TO, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND 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; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; AND INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.


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

Permanent Real Estate Index No.: 02-15-411-079-1068

Address of Real Estate: 237 West Wood Street, Palatine, Illinois 60067

Dated this 31st day of July, 2006.

  
\_\_\_\_\_  
JEFF Y. SHEN [SEAL]

  
\_\_\_\_\_  
MELISSA C. SHEN [SEAL]

DOX 333-071

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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 JEFF Y. SHEN and MELISSA C. SHEN, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the 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 seal this 31st day of July, 2004.

SEAL


*Julie Rizzuto*  
\_\_\_\_\_  
Notary Public


My Commission Expires:

SEND TAX BILLS TO:

Nickolas Simatos  
237 West Wood Street  
Palatine, Illinois 60067



STATE OF ILLINOIS		# 0000028070	REAL ESTATE TRANSFER TAX
	AUG.-3.06		0046250
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103022

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000028150	REAL ESTATE TRANSFER TAX
		AUG.-3.06		0023125
	REVENUE STAMP			FP 103034