

# UNOFFICIAL COPY



Doc#: 1225501000 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2012 09:37 AM Pg: 1 of 2

## WARRANTY DEED

The above space for recorder's use only

S# 381826 - PK1 of 2

The Grantor, **ERIC J. LAT** married to Lisa Somera, a resident of the Town of Des Plaines, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to Adam Kowalski, a single person, of the of the Town of Northbrook, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 201 IN THE JEFFERSON SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 12, EXCEPT THAT PART TAKEN FOR STREET AND ALL OF LOTS 13 AND 14 IN BLOCK 2 IN THE HEART OF DES PLAINES, A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGE 37, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 56, 57 AND 58, EXCEPT THAT PART TAKEN FOR STREET, IN THE SUBDIVISION OF

ORIGINAL LOTS 11 TO 30, INCLUSIVE, IN ORIGINAL TOWN OF RAND, BEING A SUBDIVISION OF PARTS OF SECTION 16, 17, 20 AND 21 IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 17, 1989 AND KNOWN AS TRUST NUMBER 20132013 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON NOVEMBER 17, 1989 AS DOCUMENT NUMBER 89549394, TOGETHER

WITH A PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G36 AND STORAGE SPACE S2.

S Y  
P 2  
S N  
SC Y  
INT 202

BOOK 333-07

# UNOFFICIAL COPY

PERMANENT INDEX NO.: 09-17-410-013-1001

ADDRESS OF PROPERTY: 1470 West Jefferson, Unit 201, Des Plaines, Illinois 60016

**SUBJECT TO:**

- (a) general real estate taxes not yet due and payable at the time of Closing
- (b) covenants, conditions, and restrictions of record;
- (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate;
- (c) applicable zoning and building laws and ordinances;
- (d) acts done or suffered by Purchaser or anyone claiming through Purchaser;
- (e) utility easements, whether recorded or unrecorded;
- (f) liens and other matters of title over which the title insurer is willing to insure over without cost to Purchaser so long as none of the above interfere with the current use and enjoyment of the Real Estate as a single family residence;
- (g) condominium documents;
- (h) Illinois Condominium Property Act.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 730 ILCS 5/12-901, et seq.

Dated: August 24, 2012

REAL ESTATE TRANSFER 08/28/2012

By: *Eric J. Lat*  
Eric J. Lat, Grantor



COOK	\$57.50
ILLINOIS:	\$115.00
TOTAL:	\$172.50

09-17-410-013-1001 | 20120801603736 | 204K7Y

By: *Lisa Somera*  
Lisa Somera, Spouse of Grantor

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

SEAL OF COOK COUNTY ILLINOIS  
 REAL ESTATE TRANSFER TAX \$ 2.00 PER \$ 1,000.00  
 NO. 54401 #201  
 08 20 1470 JEFFERSON  
 12 CITY OF DES PLAINES

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, does hereby certify that Eric J. Lat and Lisa Somera, 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 they signed, sealed and delivered the said 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 24th day of Aug., 2012.

*Chad M. Poznansky*  
NOTARY PUBLIC



Mail recorded Deed to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mail tax bill to:  
Adam Kowalski, Taxpayer  
1470 W. Jefferson, Unit 201  
Des Plaines, Illinois 60016

This instrument prepared by:  
Chad M. Poznansky  
Latimer LeVay Fyock LLC  
55 West Monroe, Suite 1100  
Chicago, Illinois 60603