

194099

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WARRANTY DEED



Doc#: 1403016055 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2014 12:32 PM Pg: 1 of 3

Muna R. Nijem, trustee under the provisions of a Living Trust Agreement dated the 11th day of February 2000 and known as the Muna R. Nijem Living Trust of Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) in hand paid **CONVEYS and WARRANTS** to

Mary Ellen Lancaster as Trustee of the Mary Ellen Lancaster Trust Dated August 13, 1996 of 864 Stone bridge Ct., Palatine IL 60074 the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights of homestead.

This is not a homestead property.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$300,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD said premises unto the parties of the second part forever.

Permanent Real Estate Index Number: 02-15-303-056-1067

Known as: 435 West Wood Street Unit 301A
Palatine, Illinois 60067

IN WITNESS WHEREOF, the Grantor, Muna R. Nijem hereunto set her hands and seal this 10th day of January, 2014.

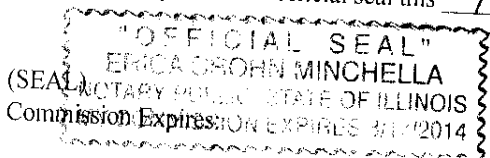
(SEAL)
Muna R. Nijem, trustee under the provisions of a Living Trust Agreement dated the 11th day of February 2000 and known as the Muna R. Nijem Living Trust

This instrument was prepared by Erica Crohn Minchella, 7538 St. Louis Ave., Skokie, IL 60076
After Recording Mail to: Deborah M. Lancaster, Ltd., 1642 Colonial Parkway, Iverness, IL 60067
Send subsequent tax bills to: M. Lancaster, 435 West Wood Street, Unit 301A, Palatine IL 60067

STATE OF Illinois)
) ss
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Muna R. Nijem personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in persons, 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 and official seal this 10th day of January, 2014



Notary Public

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SCHEDULE A
ALTA Commitment
File No.: 194099

LEGAL DESCRIPTION

Parcel 1: Unit 301A in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document Number 0615634000, and Amendment No. 1 recorded November 9, 2006, as Document Number 0631316011, and re-recorded December 12, 2006, as Document Number 0634615002, and as further amended from time to time with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-61 and Storage Space S-62.

Property of Cook County Clerk's Office

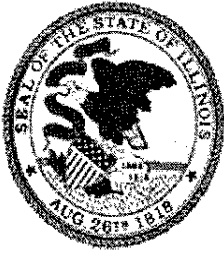
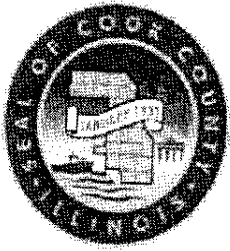
Issuing Agent
Minchella & Associates, Ltd.
7538 St. Louis Ave
Skokie, Illinois 60076

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REAL ESTATE TRANSFER

01/29/2014



COOK	\$125.00
ILLINOIS:	\$250.00
TOTAL:	\$375.00

02-15-303-056-1067 | 20140101602459 | VDLK8Q