

# UNOFFICIAL COPY

A# 1460 BX  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 1618108078 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2016 01:08 PM Pg: 1 of 3

Dec ID 20160601625238  
ST/CO Stamp 2-015-712-576 ST Tax \$73.00 CO Tax \$36.50

Mail to:

AMPTHO ATTORNEY AT LAW  
5101 WASHINGTON ST. SUITE #15  
QUINCY, IL 60031

Name & Address of Taxpayer:  
Heena Albu

1475 Winslowe Dr. #203  
Palatine, IL 60074

(Space for Recorder's Use)

THE GRANTOR(S): America LLC, an Illinois limited liability company.

of the City Palatine of Palatine County of Cook State of Illinois

for and in consideration of \$10.00 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S): Heena Albu, A single woman.

(Grantee's Address) 1475 Winslowe Dr. #203, Palatine, IL 60074

of the City Palatine of Palatine County of Cook State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**PARCEL 1:**

**UNIT 1475-203, IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM, OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, 2004, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 13, 2004 AS DOCUMENT NO. 0422634016, AND AS DELINEATED ON EXHIBIT "3C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY.**

**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED 12/14/72 RECORDED IN COOK COUNTY, ILLINOIS.**

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 20-12-100-128-1151

Property Address: 1475 Winslowe Dr. #203, Palatine, IL 60074

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Dated this 24 day of June, 2016

..... (Seal)

*Serhiy Syhlyanyk*  
.....  
Serhiy Syhlyanyk, president

..... (Seal)

..... (Seal)

..... (Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )

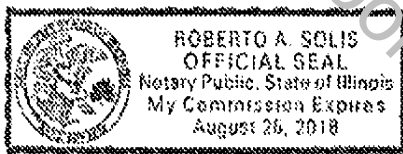
COUNTY OF COOK ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
Serhiy Syhlyanyk

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 24 day of June, 2016

(Seal)



*W J P 2*  
.....  
Notary Public  
My commission expires: 8/26/18

REAL ESTATE TRANSFER TAX		29-Jun-2016
	COUNTY:	36.50
	ILLINOIS:	73.00
	TOTAL:	109.50
02-12-100-128-1151   20160801625238   2-015-712-576		

COOK COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
Daniel P. Scott  
Chepov & Scott, LLC  
5440 N Cumberland Ave, Suite 150  
Chicago, IL 60656

or  
Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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## Legal Description

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**Property Address:**

1475 Winslow Dr. #203

Palatine, IL 60074

Pin: 02-12-100-128-1151

Property of Cook County Clerk's Office