UNOFFICIAL COP'

WARRANTY DEED Illinois Statutory

Lawofficect Mail to: Just M Wiener, LLC 101 N THINDS 57 BOUGF

Name & Address of Taxpaver: Jose A Hernandez 1270 N Conway Bay Drive Palatine, II. 60074

Doc#. 1620133007 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/19/2016 09:38 AM Pg: 1 of 2

Dec ID 20160701630337

ST/CO Stamp 0-729-603-392 ST Tax \$125.00 CO Tax \$62.50

RECORDER'S STAMP

The GRANTOR(S): PBG Properties, LLC, an Illinois Limited Liability Company for and in consideration of [er] Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Jose A Hernandez, a married man, all interest in the following described land in the County of Cook, State of Minois; to wit:

UNIT "B" IN BUILDING 47 AS DELINEATED ON SURVEY OF HERITAGE MANOR PALATINE CONDOMINIUM OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PAINCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BUILDING SYSTEMS HOUSING CORPORATION, A CORPORATION OF OHIO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972 AS DOCUMENT NUMBER 22165443, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Subject to:

PK 1,

16 PNW162033PK

- All general taxes and special assessments levied after the year, 2015 1.
- 2. Easements, covenants, restrictions and conditions of record

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the

State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

#47B, PIN: 02-01-102-053-1070 Property Address 2155 N Dogwood Lane Palatine, II. 60074 Dated July 13, 2016 (seal) (seal) Peter Giannikoulis-Member PBG Properties, LLC (seal) (seal)

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STATE OF ILLINOIS	} } ss
County of Cook }	} 33

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Peter Giannikoulis** personally know 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 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, July 13, 2016

WITNESS my hand and official seal.

Signature_

My Commission Expires

5/10/20

(Seal) "OFFICIAL SEAL"

ELIAS MANTZAVRAKOS

Notary Public, State of Illinois

Prepared by:

Elias Mantzavrakos, Esq 969 Elmhurst Rd., Ste. 1A Des Plaines, II. 60016 County - Illinois Transfer Stamps
Exempt under provisions of paragraph
Section 31-45, Real Estate
Transfer Tax Law

Date:_____

Buyer, Seller cr Tepresentative

^{**}This conveyance must contain the name and address of 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).