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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1623055237 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2016 11:06 AM Pg: 1 of 4

~~MAIL TO:~~

JOSEPH A. LAZARA & ASSOC.
7246 W. TOWER AVE.
CHICAGO, IL 60631

NAME & ADDRESS OF TAXPAYER:

SANDRA L. ROSENWINKEL
825 PEARSON APT 1D
DES PLAINES, IL 60016

THE GRANTOR, **CHRISTOPHER T. MORGAN**, a single man, of 362 Tintoretto Dr., City of Osprey, County of Sarasota, State of Florida, the GRANTOR, for and in consideration of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO **SANDRA L. ROSENWINKEL**, divorced and not since remarried, of 6641 W. 104th Street, City of Chicago Ridge, County of Cook, State of Illinois, the GRANTEE, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

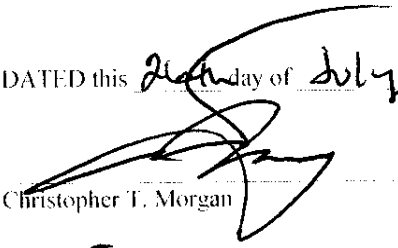
UNIT 1-D IN DIPLOMAT OF DES PLAINES CONDOMINIUM, AS DELINEATED ON SURVEY OF THE SOUTHERLY 60 FEET OF LOT 122 EXCEPT THE SOUTHEASTERLY 80 FEET THEREOF AND LOT 124, AND LOT 125, IN THE ORIGINAL TOWN OF RAND (NOW DES PLAINES) A SUBDIVISION IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR DIPLOMAT OF DES PLAINES CONDOMINIUM AS LR2826102 AND RECORDED AS DOCUMENT 23200479, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Subject to the following: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Buyer/Grantee; condominium declaration and bylaws, as amended; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 09-20-202-036-1027
Commonly known as: 825 Pearson, Unit 1D, Des Plaines, IL 60016

hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

DATED this 24th day of July, 2016


Christopher T. Morgan

State of Illinois) ss.
County of Cook)

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
1092 P-116-31572

I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **CHRISTOPHER T. MORGAN** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the

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foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 26th day of JULY, 2016.

DEVIN TREZISE *Devin Trezise*
Notary Public



My Commission expires: APRIL 20th, 2019

Prepared By: Jennifer L. Ladisch, Douglass, Attorney at Law, 1045 Green Bay Road, Highland Park, IL 60035

DES PLAINES ILLINOIS Real Estate Transfer Tax No. 60623 \$2.00 per \$1,000.00
5B 7/27/16
825 PEARSON #10
CITY OF DES PLAINES

Property of Cook County Clerk's Office

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JENNIFER LADISCH DOUGLASS
as an Agent for Chicago Title Insurance Company
1045 GREEN BAY ROAD, HIGHLAND PARK, IL 60035

Commitment No.: PT16-31572

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
825 PEARSON ST, #1D
Des Plaines, IL 60016
Cook County

The land referred to in this Commitment is described as follows:

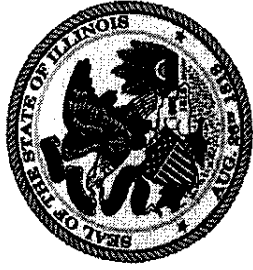
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Commonly known as 825 PEARSON ST, #1D, Des Plaines, Illinois 60016

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REAL ESTATE TRANSFER TAX

10-Aug-2016



COUNTY:
ILLINOIS:
TOTAL:

77.25
154.50
231.75

09-20-202-036-1027

20160701636042

0-177-525-568

Property of Cook County Clerk's Office