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08/16/16

# UNOFFICIAL COPY

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## WARRANTY DEED (Individual to Individual)

(ILLINOIS)  
PAGE 1:

Doc#: 1624239065 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2016 09:48 AM Pg: 1 of 2

Dec ID 20160801643179  
ST/CO Stamp 1-686-014-784 ST Tax \$150.00 CO Tax \$75.00

THE GRANTOR, Dawn Dollnig, a married woman, of the City of Dunedin, County of Pinellas, State of Florida, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to Lauren Balogh, of 440 W. Randolph St, Ste. 500, Chicago, IL 60606, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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

TO HAVE AND TO HOLD said premises forever. This is not homestead property.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate, terms, provisions, covenants and conditions of the Declaration of Townhome and all amendments, public and utility easements including any easements established by or implied from the Declaration of Townhome or amendments thereto; party wall rights and agreements; installments due after the date of Closing of general assessments established pursuant to the Declaration of Townhome.

Permanent Index Number: 02-09-205-072-0000  
Address (es) of Real Estate 1275 N. Knollwood Drive, #119, Palatine, Illinois 60067

DATED August 9, 2016

  
Dawn Dollnig

State of Florida, County of Hillsborough.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dawn Dollnig, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, 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 Date 8/9/16

  
NOTARY PUBLIC

This instrument prepared by: Central Law Group  
2822 Central Street, Evanston, IL 60201  
847-866-0124



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## Legal Description

of premises commonly known as 1275 N. Knollwood Drive, #A19, Palatine, Illinois 60067

Property Index Number: 02-09-205-072-0000

**PARCEL 1:**

LOT 18-D IN KNOLLWOOD SUBDIVISION IN THE EAST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THAT PART OF OUTLOT A (SHOWN AS KNOLLWOOD DRIVE AND OTHER DRIVES ON PLAT OF SUBDIVISION) AS CREATED BY PLAT OF SUBDIVISION RECORDED SEPTEMBER 6, 1989 AS DOCUMENT 89417307 AND AS CREATED BY DEED FROM BAXTER MANAGEMENT CORPORATION TO ROBERT R. GUSTAFSON AND JENNIFER M. GUSTAFSON RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93699268.

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON PARTS OF OUTLOT A AS CREATED BY DECLARATION FOR KNOLLWOOD TOWNHOMES RECORDED NOVEMBER 1, 1991 AS DOCUMENT 91575038 AND AS CREATED BY DEED MADE BY BAXTER MANAGEMENT CORPORATION TO ROBERT R. GUSTAFSON AND JENNIFER M. GUSTAFSON RECORDED SEPTEMBER 2, 1993 AS DOCUMENT 93699268.

**MAIL TO:**

Ana M. Mencini & Assoc.

(Name)

550 E. Devon, Ste. 160

(Address)

Itasca, IL 60143

(Address, City, State and Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

Lauren Balogh

(Name)

1275 N. Knollwood, #A19

(Address)

Palatine, IL 60067

(City, State and Zip)