

RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1 of 2
1618329

UNOFFICIAL COPY

Saturn Title LLC
1618329

1700655021

Doc# 1700655021 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 09:18 AM PG: 1 OF 3

Warranty Deed
Statutory (Illinois)

THE GRANTOR(S), Liana Kaplani, A SINGLE PERSON of the City of Mount Prospect, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Amy Smarzynski, an unmarried woman of 1763 Cree Lane, Mount Prospect, IL 60056,

~~NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS~~
~~NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON~~
~~NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY~~

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2016 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 03-27-100-029-1014

Property Address: 1450 N. Elmhurst Rd., Unit 201C, Mount Prospect, IL 60056

Dated this 30th day of December, 2016.


Liana Kaplani

30-Dec-2016

REAL ESTATE TRANSFER TAX

COUNTY:	85.25
ILLINOIS:	170.50
TOTAL:	255.75

03-27-100-029-1014 | 20161201697131 | 1-525-086-400

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX


43893 \$ 513.00

UNOFFICIAL COPY

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 **Liana Kaplani**, personally known 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.

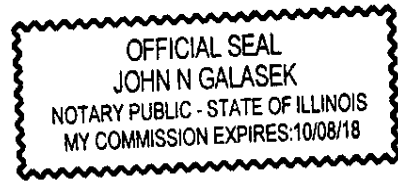
Given under my hand and notarial seal, this 30th day of December, 2016.



Notary Public

My commission expires: 10/8/18

THIS DOCUMENT PREPARED BY:
John N. Galasek
7550 W Belmont Ave
Chicago, IL 60634



MAIL TAX BILL TO:
Amy Smarzynski
1763 Cree Lane
Mount Prospect, IL 60056

MAIL RECORDED DEED TO:
Amy Smarzynski
1763 Cree Lane
Mount Prospect, IL 60056

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **PARCEL 1: UNIT NUMBER 201 "C" IN ORCHARD VALE CONDOMINIUM NUMBER 2 AS DELINEATED ON THE SURVEY OF THAT PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A PART OF THE NORTH WEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT NUMBER 21895678, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM (CONDOMINIUM DECLARATION) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24771257, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR NON-COMMERCIAL TRAFFIC, AS DISCLOSED BY DECLARATION AND GRANT OF EASEMENT, DATED DECEMBER 18, 1978 AND RECORDED DECEMBER 19, 1978 AS DOCUMENT NUMBER 24771256, AND AS CREATED BY DEED FROM MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1978 KNOWN AS TRUST NUMBER 732 TO STEPHEN JEROME GORDON AND RHONDA LEE GORDON, HIS WIFE, RECORDED DECEMBER 21, 1979, AS DOCUMENT 25300313, IN COOK COUNTY, ILLINOIS.

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Cook County Clerk's Office