

# UNOFFICIAL COPY

Doc#: 1714249247 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/22/2017 01:42 PM Pg: 1 of 2

## WARRANTY DEED Illinois Statutory (Individual to Individual)

Dec ID 20170501653125  
ST/CO Stamp 0-716-906-176 ST Tax \$244.50 CO Tax \$122.25

THE GRANTOR(S), NICOLE  
WINIKATES, n/k/a NICOLE  
LARSON, married to  
CHRISTOPHER LARSON, of the  
City/Village of Lake Zurich, County  
of Lake, State of Illinois, for and in  
consideration of TEN AND  
NO/100'S DOLLARS (\$10.00) and  
other good and valuable  
consideration, in hand paid,  
CONVEY(S) AND WARRANT(S)  
to, MATTHEW SUBERATI, of  
496 E. Thornhill Lane, Palatine, IL  
60074

AS AN INDIVIDUAL

*\*an unmarried man*

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

UNIT 12-6-T-550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS, IN CONCORD MILLS CONDOMINIUM, AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT 96139138, AS AMENDED FROM TIME TO TIME, IN SECTION 11,  
TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

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

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 use and enjoyment of the property.


Permanent Index No.: 02-11-207-006-1079


FIDELITY NATIONAL TITLE

*SC17009711*

Address of Real Estate: 550 E. Thornhill Lane, Palatine, IL 60074

DATED this 16<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_  
NICOLE WINIKATES,  
n/k/a NICOLE LARSON

  
\_\_\_\_\_  
CHRISTOPHER LARSON  
Signing to Waive Homestead Rights

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                          ) ss.  
COUNTY OF MCHENRY    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NICOLE WINIKATES, n/k/a NICOLE LARSON, and CHRISTOPHER LARSON** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. I believe them to be of sound mind and memory.

Given under my hand and official seal, this 16<sup>th</sup> day of May, 2017.

Stacy McCormick  
Notary Public



This instrument was prepared by:  
Michael J. Murphy  
Botto Gilbert Lancaster, PC  
970 McHenry Avenue  
Crystal Lake, IL 60014

**MAIL TO:**  
Steven Shaykin  
Attorney at Law  
5105 Tollview Drive, Suite 265  
Rolling Meadows, IL 60008

**SEND SUBSEQUENT TAX BILLS TO:**  
Matthew S.uberati  
550 E. Thornhill Lane  
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		17-May-2017
COUNTY:		122.25
ILLINOIS:		244.50
TOTAL:		366.75

02-11-207-006-1079 | 20170501653125 | 0-716-906-176