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Doc#: 1717406028 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2017 09:54 AM Pg: 1 of 3

Dec ID 20170601667534
ST/CO Stamp 0-754-312-640 ST Tax \$129.00 CO Tax \$64.50

WARRANTY DEED (STATUTORY ILLINOIS)

MAIL TO:

Hiten & Gardi, Ltd
939 N. Plum Grove Rd, Ste. C
Schaumburg, IL 60193

NAME & ADDRESS OF TAXPAYER:

Radoslaw Rostkowski
21 Kristin Dr, Unit 103
Schaumburg, IL 60195

Above Space for Recorder's use only

GRANTOR(S), MAY LAGUNZAD, married to DON MARTINEZ, of 21 Kristin Drive, Unit 1013, Schaumburg, IL 60195, in the County of Cook and the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S),

RADOSLAW ROSTKOWSKI, Individually, of 2325 WESTERN AVENUE, WAUKEGAN, IL 60087 in the County of LAKE and the State of ILLINOIS, the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit:

PARCEL 1: UNIT NUMBER: 1013 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 447 AND 113, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC

P.I.N. #: 07-10-101-038-1282

10 1 of 2 17PST 208043PK

PROPERTY ADDRESS: 21 KRISTIN DRIVE, UNIT 1013, SCHAUMBURG, IL 60195

***THIS IS NOT HOMESTEAD PROPERTY WITH RESPECT TO DON MARTINEZ, THE HUSBAND OF MAY LAGUNZAD, THE GRANTOR HEREIN.**

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WARRANTY DEED
21 KRISTIN DRIVE - UNIT 1013 - SCHAUMBURG
PAGE 2

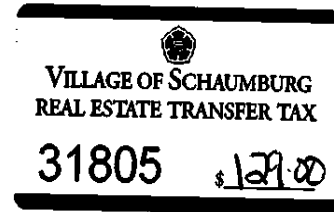
SUBJECT TO: (1) General real estate taxes for the tax year 2016 2nd Installment and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER.

DATED: this 30th day of May, 2017.



MAY LAGUNZAD

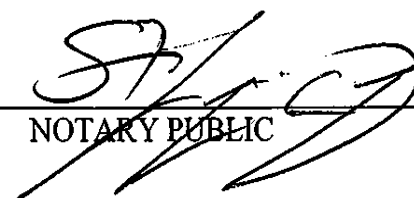
STATE OF Illinois }
COUNTY OF Cook } S.S.,
}


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
31805 1210

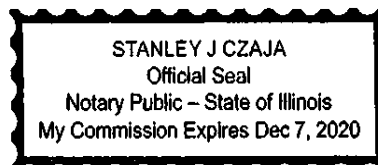
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MAY LAGUNZAD, married to DON MARTINEZ, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

Given under my hand and official seal, this 30th day of May, 2017.

Commission expires 12/17, 2020



NOTARY PUBLIC


STANLEY J CZAJA
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 7, 2020

This Instrument was prepared by: Stanley Joseph Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

CHICAGO TITLE INSURANCE COMPANY FILE #:17PST208043PK

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**CHICAGO TITLE
COMPANY**

EXHIBIT A



Order No.: 17PST208043PK

For APN/Parcel ID(s): 07-10-101-038-1282

Parcel 1: Unit number: 1013 in the 21 Kristin Condominium, as delineated on a survey of the following described tract of land: Lots 1, 2 (except the East 206.30 feet of said Lot 2, as measured along the North line thereof) and Lot 3 in Barry Subdivision being a Subdivision in the East 1/2 of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 31, 2001 as document number 0010690003, which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 0702615055; together with its undivided percentage interest in the common elements; in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking spaces 447 and 113, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0702615055.

Parcel 3: Easement for ingress and egress for the benefit of parcel 1, as set forth in the reciprocal easement agreement dated as of January 24, 2007 and recorded January 26, 2007 as document 0702615054, by and between 21 Kristin Developers LLC and 21 Kristin Commercial LLC

REAL ESTATE TRANSFER TAX		22-Jun-2017
		COUNTY: 64.50
		ILLINOIS: 129.00
		TOTAL: 193.50
07-10-101-038-1282		20170601667534 0-754-312-640