

UNOFFICIAL COPY

WARRANTY DEED

170253001861

THE GRANTOR, *Frank A. Floss, a*

married man, of 2023 East Grove Street, Arlington Heights, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Martha Najera a single woman*, of 10117 South Mulberry Avenue, Oak Lawn, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

112

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 1670 Mill Street, Unit 205, Des Plaines, Illinois, 60016

Permanent Real Estate Index Number: 09-16-303-031-1005

DATED this 15th day of December, 2017

Doc#. 1801046059 Fee: \$50.00


Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/10/2018 09:05 AM Pg: 1 of 2

Dec ID 20180101678736

ST/CO Stamp 1-826-909-216 ST Tax \$217.00 CO Tax \$108.50


FRANK A. FLOSS

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 *Frank A. Floss*, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of December, 2017.

OFFICIAL SEAL
EILEEN M KEATING
Notary Public, State of Illinois
My Commission Expires 1/16/2021


NOTARY PUBLIC

~~THIS INSTRUMENT PREPARED BY:~~ Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:

Martin Ptasinski, Esq.
8517 S. Archer Avenue
Willow Springs, Illinois 60480

SEND SUBSEQUENT TAX BILLS TO:

Martha Najera
1670 Mill Street, Unit 205
Des Plaines, Illinois 60016

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

DES PLAINES ILLINOIS
Real Estate Transfer Tax
No. 62320
\$2.00 per \$1,000.00
1670 MILL ST #205
CITY OF DES PLAINES

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 205 IN MILL RIVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 8, 9, 10, AND 11 IN BLOCK 3 IN JOHN ALLES JR'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN THE ORIGINAL TOWN OF RAND, NOW THE VILLAGE OF DES PLAINES, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1882 IN BOOK 17 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 411828, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE SEVEN FOOT VACATED ALLEY LYING SOUTH OF AN ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

PARCEL C: LOTS 6, 7, 8 AND THE EAST 3 FEET OF LOT 9 MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN LEE'S SUBDIVISION OF LOTS 7 AND 8 IN THE TOWN OF RANGE, IN SECTION 16, 17, 20, AND 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822410067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-15 AND P-47 AND STORAGE SPACE S-24 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822410067.

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

1670 Mill Street
Unit 205
Des Plaines, Illinois 60016

Frank A. Floss
to
Martha Najera

