

# UNOFFICIAL COPY

Doc#: 1819306047 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/12/2018 10:03 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20180701624446  
ST/CO Stamp 1-583-090-464 ST Tax \$270.00 CO Tax \$135.00

### AFTER RECORDING MAIL TO:

James V. Inendino  
Attorney at Law  
20 S. Clark St., Suite 300  
Chicago, IL 60603

### MAIL RE: ESTATE TAX BILL TO:

Gregory M. Cozzi and Brian M. Cozzi  
133 W. Palatine Rd.  
Palatine, IL 60067

**THE GRANTORS:** Beau M. Toth and Michelle Toth, also known as Michele Toth, husband and wife, of 133 W. Palatine Rd., Palatine, IL 60067, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Gregory M. Cozzi, *married to Pamela Cozzi* and Brian M. Cozzi, *a single man never married*, of *470 Winterhaven Court, Palatine, Illinois*, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*See Attached Legal Description*

Commonly known as: 133 W. Palatine Rd., Palatine, IL 60067 *unit 204*  
PIN: 02-22-202-014-1064

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

17PNW6350294 1/2

# UNOFFICIAL COPY

DATED this 20 day of December, 2017.

Beau M. Toth  
Beau M. Toth

Michelle T. Toth  
Michelle Toth, also known as Michele Toth

STATE OF ILLINOIS)  
COUNTY OF Lake)SS

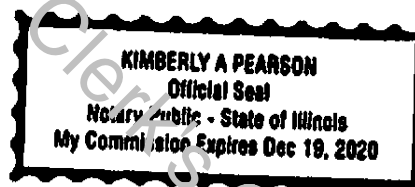
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Beau M. Toth and Michelle Toth, also known as Michele Toth, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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.

Given under my hand and official seal this 20 day of December, 2017.

Kimberly A. Pearson  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

AJP Law Firm  
Attorney at Law  
800 W. Central Rd., Suite 105  
Mt. Prospect, IL 60056



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 17PNW635029RM

For APN/Parcel ID(s): 02-22-202-014-1064

---

PARCEL 1:

UNIT 304A IN THE BENCHMARK OF PALATINE CONDOMINIUMS, IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 2005 AS DOCUMENT NUMBER 0516619000,

WHICH WAS AMENDED BY AMENDMENT NO. 1 RECORDED OCTOBER 25, 2005, AS DOCUMENT NUMBER 0529810000, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-5 AN STORAGE SFACE S-5.

Cook County Clerk's Office