## **UNOFFICIAL COPY**

Doc#. 1821849001 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/06/2018 09:06 AM Pg: 1 of 3

#### TRUSTEE DEED

Send Subsequent Tax Bills To: Luka62 J. Cholewa 410 W. Mahogany Ct Palatine, Illinois 60067

After Recording Mail To: Stanley J. Czaja, Esq. 7521 N. Milwaukee Avenue Niles, Illinois 50714

This instrument Was Prepared By: Kerry A. Garesché 616 N. North Court, #140 Palatine, IL 60067 Dec ID 20180801647364 ST/CO Stamp 1-869-582-112 ST Tax \$215.00 CO Tax \$107.50

This Space Reserved for Recorder's Use

GRANTOR, Peggy Ann Kalbas, Successor Trustee, of the Thomas P. Walsh and Arlene M. Walsh Trust dated October 19, 1995 in the County of Cook, the State of Illinois 60067 and in consideration of Ten Dollars (\$10.00), in Apand paid.

TRANSFERS and CONVEYS to GRANTEE Lulrasz J. Cholewa, sometimed who resides at 265 West Bryant Avenue, Palatine, County of Cook, Illinois 60067 the following described real estate, in fee simple absolute:

#### LEGAL DESCRIPTION

PARCEL 1: UNIT 3-411 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, 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 0021458156 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST

CHEAVER INCOMINANTILE, LLC 2340 S. ARLINGTON HTS. RD., SUITE 203 ARLINGTON HEIGHTS, IL 60005

1821849001 Page: 2 of 3

### UNOFFICIAL COPY

QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P3-37 AND STORAGE SPACES S3-37, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.

Permanent Index Number(s): 02-15-301-058-1153

Address of Real Estate: 410 West Mahogany Court, #409, Palatine, Illinois 60067

THIS DEED IS SUBJECT TO matters of public record, 2017 real estate taxes, and subsequent years and the rights and easements, and assessments for the benefit of public utilities, quasi-public wities, and the municipalities, including but not limited to the ordinances by the Village of Palatine, and County of Cook, relating to sewer and/or water system usage and rights, casements, and rights of way, and those of the State of Illinois, and adjoining owners in roadways and public easements, and as of the declarations of covenants. conditions, restrictions, which may be amended from time to time, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor signed this Trustee Deed in the County of Cook, State of Illinois this 1st day of August, 2018

By: Garan Keelba	an successor	Trustel
Peggy Ann Kalbas, Successor Trustee	Clery	
State of Illinois ) )SS	T'SO,	c.
County of Cook )		Č.

The undersigned a notary public in and for the above County and State, certifies that Peggy Ann Kalbas who provided proof to me to be same person whose name is subscribed as principal to the foregoing document, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 1st day of August, 2018.

1821849001 Page: 3 of 3

# **UNOFFICIAL COPY**

CHRISTIN LEATHERWOOD Official Seal Notary Public - State of Illinois My Commission Expires Nov 3, 2021 By: Chie

Notary Public

My Commission Expires:

Nov 3, 2021

Property of Cook County Clerk's Office