

UNOFFICIAL COPY

Doc#. 1833142117 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/27/2018 01:33 PM Pg: 1 of 2

Dec ID 20181101635037
ST/CO Stamp 2-050-689-696 ST Tax \$351.50 CO Tax \$175.75

165
WARRANTY DEED

(C) 180N W 8550 S EVICS

RETURN TO:
Thomas F. Fezzey
Attorney at Law
600 West Roosevelt Road Suite B-1
Wheaton, IL 60187-2302

FUTURE TAX BILLS TO:
Christopher D. Balogh
384 W. Wood Street #25
Palatine, IL 60067

GRANTOR, April Powell, a single woman of 60 N. Smith Street, Palatine, IL, 60067, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the Grantee, Christopher D. Balogh, a single man of 4560 Topaz Drive, Hoffman Estates, IL, 60192, the following described real estate, to wit:

See Legal Description Attached

SUBJECT TO: General real estate taxes for the year 2018 & subsequent years; covenants, conditions & restrictions of record; special assessments confirmed after October 19, 2018; building setback lines & use or occupancy restrictions; zoning laws & ordinances; public utility easements; rights of way for drain tiles, ditches, feeders & laterals.

Permanent Index No: 02-15-301-057-1013
Commonly known as: 384 W. Wood Street #25, Palatine, IL, 60067

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 as _____

DATED this 19 day of November, 2018

April Powell
APRIL POWELL

STATE OF ILLINOIS)
)
COUNTY OF Cook) The foregoing instrument was acknowledged before
) me this 19 day of November, 2018
) by April Powell.

Cherie M. Farrell
Notary Public



Prepared by:
William Thomas, Ottosen Britz Kelly Cooper Gilbert & DiNolfo, Ltd., 303 N Main Street, Elburn IL 60119

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LEGAL DESCRIPTION

The Land is described as follows:

Permanent Index Number: 02-15-301-057-1013

Address of Real Estate: 384 W. Wood Street #25, Palatine, IL 60067

PARCEL 1:

UNIT 25 IN THE ROWHOMES AT THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2002 AS DOCUMENT NUMBER 0021076635, AS AMENDED, AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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.

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