

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 2968098 1/2

FATICO # 2968098



Doc# 1919942012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2019 10:26 AM PG: 1 OF 2

THE GRANTOR, **TIMOTHY M. GELSOMINO**, married to **LESLIE GELSOMINO**, of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of **Ten and 00/100 Dollars**, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **SEAN WILSON**, of 5 Turnbury Court, Hawthorn Woods, Illinois 60047, of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 109D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96261584 AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DECLARATION RECORDED AS DOCUMENT NO. 96261584, AS AMENDED FROM TIME TO TIME

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-40 AND STORAGE SPACE A-40 AS DELINEATED ON SURVEY TO DECLARATION RECORDED AS 96261584 AS AMENDED FROM TIME TO TIME.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and confirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

**** Leslie Gelsomino sole purpose for executing this Warranty Deed is to waive her Homestead Rights. ****

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

Permanent Real Estate Index Number(s): **03-27-100-092-1205**

Address of Real Estate: **740 CREEKSIDE DRIVE UNIT 109, MOUNT PROSPECT, ILLINOIS 60056**

S Y
P 2
S —
M —
SC Y
E —
INT —

UNOFFICIAL COPY

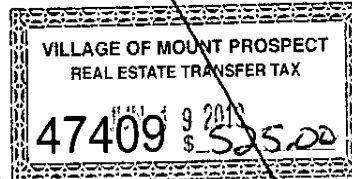
Dated this 12th day of June, 2019.

Tim Gelsomino

TIMOTHY M. GELSOMINO

Leslie Gelsomino

LESLIE GELSOMINO



STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **TIMOTHY M. GELSOMINO AND LESLIE GELSOMINO** are 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 acknowledged that they signed, sealed and delivered the said instrument as her 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 12th day of June, 2019.



A. Josh
Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Patrick Clancy
321 N. Clark Street Suite 2200
Chicago, IL 60654

Mail to:

Rock Fusco & Connelly, LLC
Sam David
321 N. Clark Street Suite 2200
Chicago, IL 60654

Name and Address of Taxpayer:

Sean Wilson
740 Creekside Drive, Unit 109
Mount Prospect, Illinois 60056

REAL ESTATE TRANSFER TAX

12-Jul-2019



COUNTY:	87.50
ILLINOIS:	75.00
TOTAL:	262.50

03-27-100-092-1205

20190601606484 | 0-383-219-808