

# UNOFFICIAL COPY

Doc#: 1925555100 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/12/2019 09:28 AM Pg: 1 of 3

## WARRANTY DEED

~~AFTER RECORDING MAIL TO:~~  
Parikh Law Group LLC  
150 S. Wacker Dr, Suite 2600  
Chicago, IL 60606

Dec ID 20190801664130  
ST/CO Stamp 0-149-115-488 ST Tax \$168.00 CO Tax \$84.00

MAIL REAL ESTATE TAX BILL TO:  
Jamie, Nelia, and David Ferrer  
1182 E Nichols Road, Unit 3A  
Palatine, IL 60074

Returned:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074 192

THE GRANTOR(S): ~~Donovan C Kay and Kelsey E Kay~~, a married couple, of the Village of Palatine, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ~~Jamie Ferrer, Nelia Ferrer, and David Ferrer~~, a single man, as joint tenants of ~~\*\*\*~~ to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\* JAIME

~~\*\*\*~~ Husband and wife

~~\*\*\*~~ 101 S. COUNTRYSIDE DRIVE

See Attached Legal Description

FRANKLIN, WI 53132

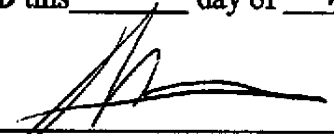
Commonly known as: 1182 E Nichols Road, Unit 3A, Palatine, IL 60074  
PIN: 02-01-101-003-1031

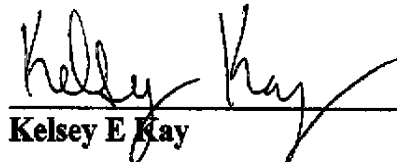
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

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DATED this 9 day of August, 2019.

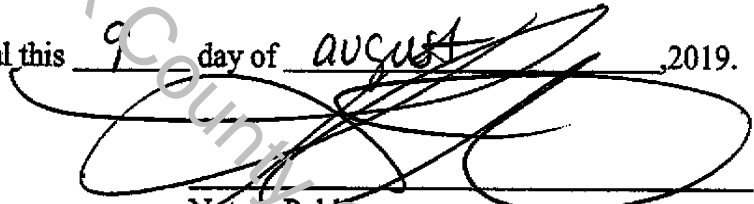
  
 \_\_\_\_\_  
**Donovan C Kay**

  
 \_\_\_\_\_  
**Kelsey E Kay**

STATE OF Illinois )  
 )SS  
 COUNTY OF Cook )

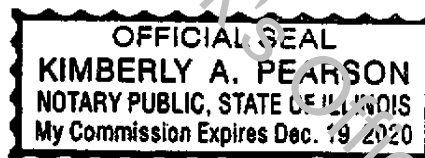
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Donovan C Kay and Kelsey E Kay**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged 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 9 day of August, 2019.

  
 \_\_\_\_\_  
 Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
 AJP Law Firm, LLC  
 411 E. Business Center Drive, Suite 108  
 Mount Prospect, IL 60056



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## EXHIBIT A

### Parcel 1:

Unit 104-7 in Whispering Pines Condominium formally known as Village of the Sun Las Haciendas Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): Parts of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "B" to declaration of condominium made by La Salle National Bank National Banking Association as Trustee under Trust Agreement Dated June 1, 1973 and known as trust number 46244, recorded in the office of the recorder of Cook County, Illinois as document number 22962239; together with an undivided 1.079 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey).

### Parcel 2:

Easements appurtenant to and for the benefit of parcel 1 as set forth in declaration of easements, covenants and restrictions dated January 10, 1975 recorded January 14, 1975 as document number 22962238 as amended by document dated September 15, 1976 and recorded December 16, 1976 as document number 23750483 and as created by deed from La Salle National Bank, a National Banking Association, as Trustee Under Trust Agreement dated June 1, 1973 and known as trust number 46244 to Village of the Sun Las Haciendas Homeowners Association dated December 7, 1976 and recorded December 16, 1976 as document number 23750484 all in Cook County, Illinois.