

Doc#: 1929862121 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/25/2019 01:25 PM Pg: 1 of 2

WARRANTY DEED
Illinois

Dec ID 20190901604502
ST/CO Stamp 1-757-199-968 ST Tax \$131.00 CO Tax \$65.50

Above Space for Recorder's Use Only

THE GRANTORS, KATSUHITO HIRAMATSU and YURIKO HIRAMATSU, Husband and Wife, of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to **MARCIN PUZA** of 4236 West Henderson Street, Floor 2, Chicago, Illinois 60641, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 923 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; IN COOK COUNTY, ILLINOIS, ALSO, EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS, LLC AND 24 KRISTIN COMMERCIAL, LLC;

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-245 AND P-424, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0702615055.

P.I.N. 07-10-101-038-1262

c/k/a: 21 Kristin Drive, Unit 923, Schaumburg, Illinois 60195

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

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subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 2nd day of OCTOBER, 2019

[Signature]
KATSUHITO HIRAMATSU

[Signature]
YURIKO HIRAMATSU

State of Illinois }
 } SS
County of COOK }

SD 9-30-19
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
37530 \$ 131.00

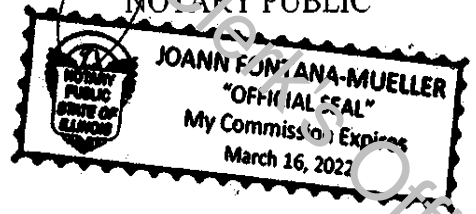
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATSUHITO HIRAMATSU and YURIKO HIRAMATSU, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of October, 2019

Commission expires: 3/16, 2022

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
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MAIL TO:
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180 N. MICHIGAN RD
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CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
MARIN POZG
21 Kristin Dr 923
Schaumburg IL 60195