

1 of 2

Saturn Title LLC
1924752

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Doc#: 1935045128 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/16/2019 01:30 PM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

**SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068**

Dec ID 20191201669004
ST/CO Stamp 0-658-335-072 ST Tax \$103.00 CO Tax \$51.50

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), **Emily M. Schmidt**, single of the City of Palatine, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Sebastian Bieznat**, unmarried of 1726 N. Drury Ln., Arlington Heights, IL 60004,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

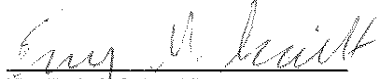
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2019 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 02-02-400-082-1294

Property Address: 1979 N. Hicks Rd., Unit 204, Palatine, IL 60074

Dated this 12th day of December, 2019.


Emily M. Schmidt

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Emily M. Schmidt**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 12th day of December, 2019.

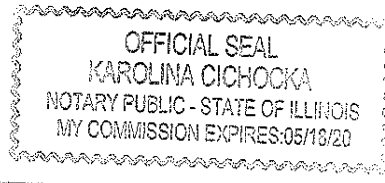


Notary Public

My commission expires: 05/18/20

THIS DOCUMENT PREPARED BY:

Prospect Law Group LLC
41 S. Prospect Ave Suite 201
Park Ridge, IL 60068



MAIL TAX BILL TO:

Sebastian Biernat
~~1726 N. Drury Ln.~~ 1979 N. Hicks Rd.
~~Arlington Heights, IL 60004~~ Palatine IL 60074

MAIL RECORDED DEED TO:

Sebastian Biernat
1726 N. Drury Ln.
Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: UNIT NUMBER 204 AT 1979 N. HICKS IN FOXFIRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF RAND ROAD; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 14, 2004 AS DOCUMENT NUMBER 0413534023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 02-02-400-082-1294

PIN#

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Property Address: 1979 N. Hicks Rd., Unit 204, Palatine, IL 60074

Property of Cook County Clerk's Office