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Doc# 2003610078 Fee \$77.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2020 12:07 PM PG: 1 OF 3

WARRANTY DEED

State of Illinois
County of Cook

THE GRANTOR, Kristen N. Sommers Christiansen (f/k/a Kristen N. Sommers), a married woman, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to: **JUSTIN SHIN and LISA SHIN**, Son and mother, of the County of Cook, State of Illinois, Not as Tenants in common, but as **JOINT TENANTS** with right of Survivorship, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

PARCEL 1:

LOT 10-B1-2 IN DEER RUN CONDOMINIUM, PHASE 2 A DELINEATED ON A SURVEY OF CERTAIN LOTS IN VALLEY VIEW, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT NUMBER 26535491, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JULY 24, 1985 AS DOCUMENT NO. 85116690 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN VALLEY VIEW SUBDIVISION, AFORESAID, AS CREATED BY GRANT OF EASEMENT RECORDED JULY 24, 1985 AS DOCUMENT NUMBER 85116689.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

Permanent Real Estate Index nos.: 02-15-111-019-1023

Address of Property: 610 N. Deer Run Dr., 610, Palatine, IL 60067

FIRST AMERICAN TITLE
FILE # 3011024

REAL ESTATE TRANSFER TAX		04-Feb-2020
COUNTY:		77.50
ILLINOIS:		155.00
TOTAL:		232.50
02-15-111-019-1023 20200101602318 0-529-775-456		

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Dated this 29 Day of January, 2020

Kristen Sommers Christiansen

Kristen N. Sommers Christiansen (f/k/a Kristen N. Sommers)
State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kristen N. Sommers Christiansen is personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of January, 2020.

(Seal)



S A Bruhnke
Notary Public

Dated this 29 Day of January, 2020

Joshua Christiansen

Married to Kristen N. Sommers Christiansen,
Signing for Purposes of Waiving Homestead

State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joshua Christiansen is personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29 day of January, 2020.

(Seal)



S A Bruhnke
Notary Public

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Prepared by:

Christopher R. Karsten
Karsten Law Offices, LLC
155 N. Wacker Dr., Ste. 4250
Chicago, IL 60606

Mail to: Justin Shin
610 N. Deer Run Dr.
Palatine, IL 60067

Name and Address of Twpayer:

Justin Shin
610 N. Deer Run Dr. #600
Palatine, IL 60067

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