

UNOFFICIAL COPY

206MM162167PK 1/2
WARRANTY DEED CT
Illinois Statutory

Doc#. 2007710071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/17/2020 01:42 PM Pg: 1 of 3

Mail to:
Adam Bodzon
Malgorzata Bodzon
269 Middlebury Ct. Unit D2
Schaumburg, Il. 60193

Dec ID 20200201618307
ST/CO Stamp 0-007-340-256 ST Tax \$166.00 CO Tax \$83.00

Name & Address of Taxpayer:
Adam Bodzon
Malgorzata Bodzon
269 Middlebury Ct. Unit D2
Schaumburg, Il. 60193

RECORDER'S STAMP

The GRANTOR(S) **Alan M. Bass and Faith Bass, husband and wife, of the Village of Schaumburg, County of Cook State of Illinois** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Adam Bodzon and Malgorzata Bodzon, husband and wife, of the Village of Mount Prospect, County of Cook State of Illinois** as **Joint Tenants** all interest in the following described land in the County of Cook, State of Illinois; to wit:

See Attached Exhibit A

Subject to:

1. All general taxes and special assessments not yet due and payable at the time of closing.
2. 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


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

PIN: 07-24-303-017-1270

20200201618307

Property Address **269 Middlebury Ct. Unit D2 Schaumburg, Il. 60193**

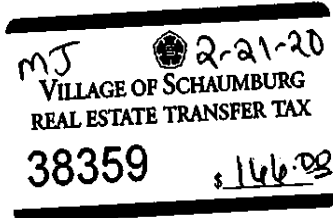
Dated February 21, 2020



Alan M Bass (seal)



Faith Bass (seal)



UNOFFICIAL COPY

STATE OF Illinois }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Alan M Bass and Faith Bass** 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, February 21, 2020

WITNESS my hand and official seal.



Signature [Handwritten Signature]

My Commission Expires May 10, 2020

(Seal)

Prepared by:

Elias Mantzavrakos, Esq
 1699 Wall St. Suite 420
 Mount Prospect, IL 60056

County - Illinois Transfer Stamps Exempt under provisions of paragraph _____ Section 31-45, Real Estate Transfer Tax Law Date: _____ _____ Buyer, Seller or Representative
--

**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 2644-LD2, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND BEING:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"),

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED APRIL 9, 1974 AND KNOWN AS TRUST NO 20534, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22925344; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-2-6-44-L-D-2 AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 22925344 AND AS SET FORTH IN AMENDMENTS THERETO RECORDED AS DOCUMENTS 22937531 AND 22439426, IN COOK COUNTY, ILLINOIS.