

OFFICIAL COP

WARRANTY DEED

Statutory (Illinois) (Individual to Individual)

THE GRANTOR, Kathleen M. Hanson, divorced and not since remarried, of Palatine, Illinois, for and in consideration of Ten and No/100 (\$10.00)-----DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Amanda Wesley, a single person, of Palatine, Illinois, the following described Real Estate situated in the County of Cock in the State of Illinois, to wit:

Doc#. 2023113138 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 08/18/2020 12:20 PM Pg: 1 of 2

Dec ID 20200601615764

ST/CO Stamp 0-302-766-816 ST Tax \$127.00 CO Tax \$63.50

PARCEL 1: UNIT NUMBER 106 IN THE BUILDING IDENTIFIED AS NUMBER 1265 STERLING AVENUE, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE PATHE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 25, 1972 AND KNOWN AS TRUST NUMBER 44634, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23072506, WHICH DECLARATION OF CONDOMINIUM HAS BEEN AMENDED BY DOCUMENT NUMBER 23079371 AND AMENDED DECEMBER 5, 1975 AS DOCUMENT NUMBER 23315094 AND AMENDED FEBRUARY 26, 1976 AS DOCUMENT NUMBER 2340 3612 FILED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS (SAID DECLARATION OF CONDOMINIUM, AS SO AMENDED, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"), AND AS DELINEATED IN THE ANY AMENDMENTS TO SAID SURVEY PLAT (SAID UNIT BEING REFERRED TO AS UNIT NUMBER 21-205 IN THE TABLE ATTACHED AS EXHIBIT "B" TO THE DECLARATION, AS AMENDED FROM TIME TO TIME), TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF SAID PROPERTY APPURTENANT TO SAID UNIT, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME. WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AS SUCH TERM IS DEFINED IN THE DECLARATION, AS SAME ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ANY ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF ANY SUCH AMENDED DECLARATION.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO PARKING SPACE P-73 APPURTENANT TO THE ABOVE DESCRIBED UNIT AS DELINEATED IN EXHIBIT "A" OF THE ABOVE DESCRIBED DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Subject To: General real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number(s): 02-09-202-013-1070

Address of Real Estate: 1265 N. Sterling Ave., #106, Palatine, IL 60067

DATED this / day of July , 2020.

Kathleen M. Hanson by James C. Hanson, Agent by POA

STATE OF ILLINOIS

COUNTY OF COCK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen M. Hanson by James C. Hanson, Agent by POA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed 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 ____ day of _______, 2020

Commission expires: <u>4-23-2023</u>

Notary Public

TANYA L SNEED
NOTARY PURICO, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/23/2023

MAIL TO:

Lynda Wesley

800 E Northwest Hwy., Suite 700, Palatine, IL 60074

MAIL TAX BILL TO:

Amanda Wesley

1265 N. Sterling Ave., #106, Palatine, IL 60067

Prepared By: Joseph J. Klein, 1051 Perimeter Drive, Suite 300, Schaumburg, IL 60173