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PREPARED BY:

Kenneth R. Welker
Attorney at Law
4880 Euclid Avenue, # 103
Palatine, IL 60067

Doc# 2024007180 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/27/2020 10:49 AM Pg: 1 of 2

MAIL TAX BILL TO:

Robert Horvath
410 W Mahogany Ct Unit 602
Palatine, IL 60067

Dec ID 20200701621155

ST/CO Stamp 0-479-976-160 ST Tax \$197.50 CO Tax \$98.75

MAIL RECORDED DEED TO:

Ryan B. Werner
Attorney at Law
1655 N. Arlington Heights Rd., Ste. 104E
Arlington Heights, IL 60004

200124500335

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Joseph A. Kohl and Cynthia M. Valukas, husband and wife, of the City of Inverness, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Robert Horvath, of 2570 N. Jade Avenue, Arlington Heights, Illinois 60004, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

* a married person

PARCEL 1: Unit 3-606 in the Groves of Palatine Condominium as delineated on a Survey of the following described tract of Land: certain lots in the Groves of Palatine Subdivision, being a Subdivision of part of the South 1/2 of Section 15, 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 recorded as Document No. 0021458156 as amended, together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress for the benefit of Parcel 1 over Lots 11 and 12 (common area) as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the Groves of Palatine Homeowners Association recorded October 1, 2002, as Document No. 0021076634, and as amended from time to time, in the Groves of Palatine Subdivision, being a Subdivision of the Southeast Quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

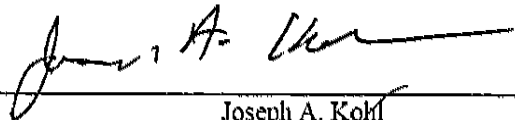
PARCEL 3: The Exclusive right to the use of Parking Space P3-30 and Storage Space S3-30, as limited common elements as delineated on that Survey attached as Exhibit "A" to Declaration recorded as Document No. 0021458156.

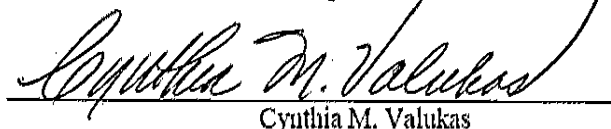
Permanent Index Number(s): 02-15-³⁰¹~~802~~-058-1170
Property Address: 410 W Mahogany Court, Unit 602, Palatine, IL 60067

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 6th day of July, 2020


Joseph A. Kohl


Cynthia M. Valukas

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STATE OF ILLINOIS)
) SS.
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph A. Kohl and Cynthia M. Valukas, 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 6th day of July, 2020

Kenneth R. Welker
 Notary Public

My commission expires: 12/12/2022

Exempt under the provisions of paragraph _____

