

UNOFFICIAL COPY

124 W Colfax Unit 304

WARRANTY DEED THE GRANTOR(S)-

WILLIAM CODUTO, AS SUCCESSOR TRUSTEE OF THE WILLIAM CODUTO AND CONCETTA CODUTO DECLARATION OF TRUST of COOK County in the State of Illinois for in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANT(S) to:

WILLIAM CODUTO AND MICHELE ZORDAN
124 W. COLFAX, UNIT 304
PALATINE, IL 60067

(Strike Inapplicable)

- a) As Tenants in Common
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety, as husband and wife.~~
- d) Individually

Doc#: 2025820144 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/14/2020 11:26 AM Pg: 1 of 3

Dec ID 20200701634028
ST/CO Stamp 1-957-568-224

REAL ESTATE TRANSFER TAX

27-Jul-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-15-401-058-1015 | 20200701634028 | 1-957-568-224

All interest in the following described Real Estate situated in the County of **COOK** in the State of Illinois, and legally described as:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 124 W. COLFAX, UNIT 304, PALATINE, IL 60067
Permanent Index Number: 02-15-401-058-1015

Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

DATED this 21 day of July, 2020.

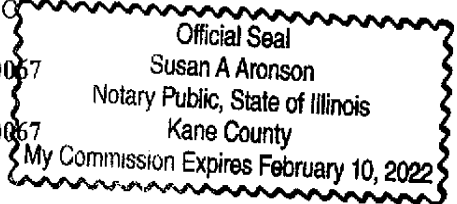
WILLIAM CODUTO, AS SUCCESSOR TRUSTEE OF THE WILLIAM CODUTO AND CONCETTA CODUTO DECLARATION OF TRUST

State of ILLINOIS, County of Kane, I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that WILLIAM CODUTO, AS SUCCESSOR TRUSTEE OF THE WILLIAM CODUTO AND CONCETTA CODUTO DECLARATION OF TRUST, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her 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 21 day of July, 2020.

NOTARY PUBLIC

When Recorded Return to:
WILLIAM CODUTO, 1 RENAISSANCE PLACE, UNIT PH-1, PALATINE, IL 60067
Mail Future Tax Bills To:
WILLIAM CODUTO, 1 RENAISSANCE PLACE, UNIT PH-1, PALATINE, IL 60067
Exempt under provisions of paragraph E, Section 4, of the Real Estate Transfer Act.



7/21/2020

Buyer, Seller or Representative

Date

Prepared By:
Angelina & Herrick, P.C.
Michael J. Angelina
1895 C Rohlwing Rd
Rolling Meadows, IL 60008

UNOFFICIAL COPY

023649034 Page 2 of 3

EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 304 IN THE WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:

THE SOUTH 125 FEET (EXCEPT THE WEST 212 FEET THEREOF) OF THAT PART OF BLOCK 5 IN ASSESSOR'S DIVISION OF TOWN OF PALATINE LYING NORTH OF THE NORTH LINE OF COLFAX STREET IN THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF LOTS 2 AND 3 IN BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 3 WITH THE NORTH LINE OF COLFAX STREET; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 238.86 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 89.45 FEET; THENCE SOUTHWARD ALONG A LINE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED LINE OF 88° 0 DEGREES, 35 MINUTES, 47 SECONDS, A DISTANCE OF 136.63 FEET; THENCE EASTWARD AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 65.30 FEET; THENCE SOUTHWARD AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET TO A POINT ON THE SAID NORTH LINE OF COLFAX STREET WHICH IS 138 FEET MEASURED ALONG SAID NORTH LINE OF COLFAX STREET, WEST OF ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 3; THENCE WEST ALONG THE SAID NORTH LINE OF COLFAX STREET, A DISTANCE OF 153.8 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020237160, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-23 AND PARKING SPACE P-23 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY RECORDED AS DOCUMENT 0020237160.

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 21 | 20

SIGNATURE: *William Codato*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

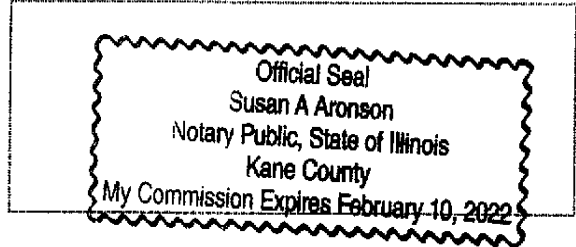
Subscribed and sworn to before me, Name of Notary Public: *Susan A. Aronson*

By the said (Name of Grantor): *William Codato*

On this date of: 7 | 21 | 20

NOTARY SIGNATURE: *Susan A. Aronson*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 21 | 20

SIGNATURE: *William Codato*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

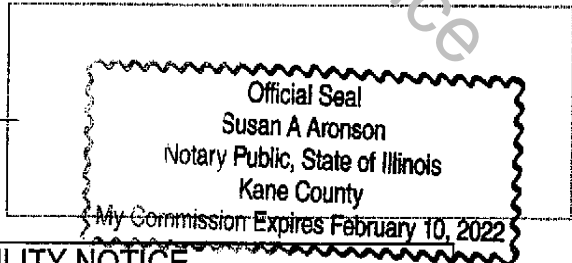
Subscribed and sworn to before me, Name of Notary Public: *Susan A. Aronson*

By the said (Name of Grantee): *William Codato*

On this date of: 7 | 21 | 20

NOTARY SIGNATURE: *Susan A. Aronson*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**