

UNOFFICIAL COPY

Doc#: 2027539040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 09:56 AM Pg: 1 of 3

Dec ID 20200801657872
ST/CO Stamp 1-868-603-872 ST Tax \$200.50 CO Tax \$100.25

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

2 026027

MAIL TO:

Ms. Yelena Shvartsman
Shvartsman Law Offices
400 Skokie Blvd., #220
Northbrook, IL 60062

THE GRANTOR, Mihacia Orasan f/k/a Mihaela Stoica, married to Sorin I. Orasan, of the Village of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Mary S. Mahoney, an unmarried woman, of 711 Carlisle, Deerfield, IL 60015, the following described real estate situated in the County of Cook, State of Illinois to-wit:

*Suzanne

SEE ATTACHED LEGAL DESCRIPTION RIDER

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

COMMONLY KNOWN AS: 1630 W. Pheasant Trail Drive, #1, Arlington Heights, IL 60004

PERMANENT INDEX NUMBER: 03-06-100-018-1053

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; and all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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.

REAL ESTATE TRANSFER TAX

13-Aug-2020



COUNTY:	100.25
ILLINOIS:	200.50
TOTAL:	300.75

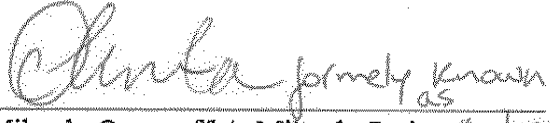

03-06-100-018-1053

| 20200801657872 | 1-868-603-872

(SIGNATURE PAGE TO FOLLOW)

UNOFFICIAL COPY

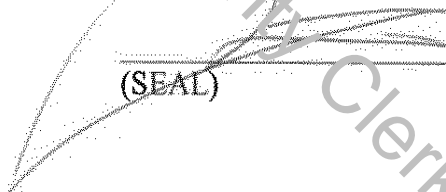
DATED this 10 day of August, 2020.

 formerly known as
 Mihaela Orasan f/k/a Mihaela Stoica *Mihaela Stoica*
 Sorin I. Orasan
 for the sole purpose of waiving homestead

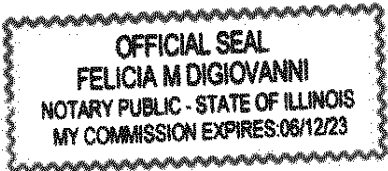
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 10th day of AUGUST, 2020.



 (SEAL)
 County Clerk's Office



This document prepared by:
 Spina McGuire & Okal, P.C.
 7610 West North Avenue
 Elmwood Park, IL 60707
 708-453-2800

Send future tax bills to:
 Mary S. Mahoney
 1630 W. Pheasant Trail Drive
 Unit #1
 Arlington Heights, IL 60004

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1912-1 IN PHEASANT TRAIL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN PHEASANT TRAIL SUBDIVISION, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85155810, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 85155810.

COMMONLY KNOWN AS: 1630 W Pheasant Trail Drive, #1, Arlington Heights, IL 60004

PERMANENT INDEX NUMBER: 03-07-100-018-1053

Property of Cook County Clerk's Office