

UNOFFICIAL COPY

Acquest Title Services, LLC

After Recording, Return To:

202011016

Mary P. Waldron Trust dated

2/7/2013

455 W. Wood Street

Unit 504

Palatine, IL 60067

Chang Legal
1990 E Algonquin Rd
#160
Schaumburg IL 60173



Doc# 2033247158 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2020 04:18 PM PG: 1 OF 3

Above space for recording purposes

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. #180
Hoffman Estates, IL 60169

WARRANTY DEED

THE GRANTOR, Brian Michael Cozzi, an unmarried person, of Palatine, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to Mary P. Waldron, Trustee of the Mary P. Waldron Trust dated February 7, 2013 of 225 E. Old Bridge Road, Palatine, Illinois 60067, all of Grantor's right, title, and interest in and to the following described real estate situated in the City of Palatine, County of Cook in the State of Illinois, to-wit:

PARCEL 1: UNIT 504 IN THE PRESERVE OF PALATINE CONDOMINIUM IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006 AS DOCUMENT NO. 0615634000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-42 AND STORAGE SPACE S-42.

PIN: 02-15-303-056-1046

Commonly Known As: 455 West Wood Street, Unit 504, Palatine, IL 60067

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements not yet completed; and (d) general real estate taxes for the year 2020 and subsequent years not yet due and payable.

REAL ESTATE TRANSFER TAX

27-Nov-2020



COUNTY: 172.50
ILLINOIS: 345.00
TOTAL: 517.50

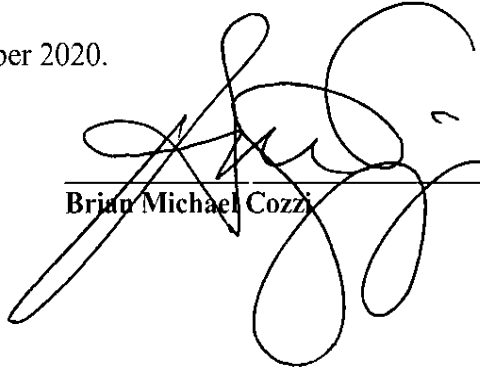
02-15-303-056-1046

20201101656954 | 1-891-674-080

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HEREBY waiving and releasing all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

DATED this 17th day of November 2020.



Brian Michael Cozzi

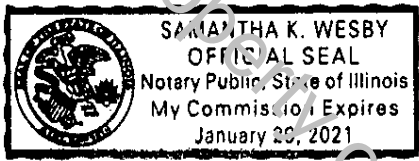
Property of Cook County Clerk's Office

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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 Brian Michael Cozzi, an unmarried person having never been married, 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 acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17th day of November 2020.



[Handwritten Signature]

Notary Public

This Instrument Prepared By:
James V. Inendino, Esq.
Roetzel & Andress
30 North LaSalle Street
Suite 2800
Chicago, Illinois 60602

Send Future Tax Bills to:
Mary P. Waldron Trust Dated 2/7/2013
455 West Wood Street
Unit 504
Palatine, Illinois 60067