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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2033449345 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 05:52 PM Pg: 1 of 3

Dec ID 20200901601006
ST/CO Stamp 1-187-032-032 ST Tax \$342.00 CO Tax \$171.00

FE 2/1
BW 20053136

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael P Kozlowski and Sandra D Kozlowski, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Philip Hong, a Single person person and Elizabeth Holland, a Single person person, of 948 Huntington Dr, Elk Grove Village, IL 60007, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

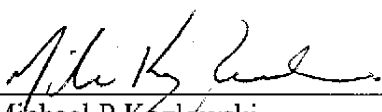
SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 02-13-407-004-0000
Property Address: 1311 East Dorothy Drive, Palatine, IL 60074



SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 16 day of October, 2020.

 (Seal)
Michael P Kozlowski

 (Seal)
Sandra D Kozlowski

REAL ESTATE TRANSFER TAX		07-Nov-2020
	COUNTY:	171.00
	ILLINOIS:	342.00
	TOTAL:	513.00
02-13-407-004-0000 20200901601006 1-187-032-032		

Gaird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

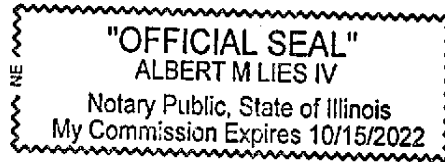
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael P Kozlowski and Sandra D Kozlowski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 18 day of October, 2020.

Albert M Lies IV
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

~~Angelina & Herriek, P.C.
1895 Rohlwing Rd, Suite C
Rolling Meadows, IL 60008~~

SEND SUBSEQUENT TAX BILLS TO:

Philip Hong
1311 East Dorothy Drive
Palatine, IL 60074

Philip Hong & Elizabeth Holland
1311 East Dorothy Drive
Palatine, IL 60074

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COOK COUNTY

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Baird & Warner Title Services, Inc.

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

Exhibit A

LOT 18 IN BLOCK 13 IN WINSTON PARK NORTHWEST UNIT 1, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 16972096, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s):

02-13-407-004-0000

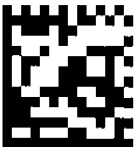
Note for Informational Purposes Only, Commonly known as:

1311 East Dorothy Drive, Palatine, IL 60074

This page is only a part of a 2016 ALTA® Commitment for Title Insurance[issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions]; and a counter-signature by the Company or its issuing agent that may be in electronic form].

File No: BW20053136

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ASSOCIATION