

UNOFFICIAL COPY

**Warranty Deed
Individual to Individual
(ILLINOIS)**

Doc# 2100801039 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2021 09:46 AM Pg: 1 of 3

Dec ID 20201001630489
ST/CO Stamp 0-413-283-296 ST Tax \$76.00 CO Tax \$38.00

4105 48196
mws 1/12

(The Above Space for Recorder's Use Only)

THE GRANTOR, Sally A. Heraty, a ^{single} ~~unmarried~~ woman, whose address is 869 N. Coolidge Ave., Palatine, Cook County, State of Illinois, FOR A VALUABLE CONSIDERATION, in the amount of TEN AND 00/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEYS and WARRANTS unto Sean Murphy, a single man, whose address is 227 E. Streamwood Blvd., Streamwood, Cook County, State of Illinois, all rights, title, interests and claims in the following described Real Estate Situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT ONLY TO THE FOLLOWING (IF ANY):

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Permanent Index Number(s): 02-15-407-049-1129.

Address of Real Estate: 140 W. Wood St., #109, Palatine, IL 60067.

Dated this 19th day of, October, 2020

1/s/ Sally A. Heraty
By: Sally A. Heraty - Grantor

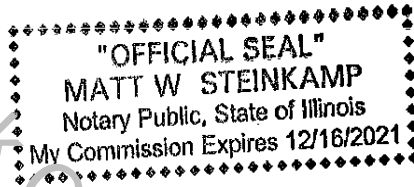
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Sally A. Heraty**, 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 the said instrument as his 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 on this 19th day of October, 2020.

Matt W Steinkamp
Notary Public



Prepared By:



Ronnie L. Villar, Esq.
One Renaissance Place, #902
Palatine, IL 60067
ATTY# 6279974

After recording Mail To:

Sean Murphy
140 W. Wood St., #109
Palatine, IL 60067

Send Subsequent Tax Bills To:

Sean Murphy
140 W. Wood St., #109
Palatine, IL 60067

REAL ESTATE TRANSFER TAX		28-Oct-2020
	COUNTY:	38.00
	ILLINOIS:	76.00
	TOTAL:	114.00
02-15-407-049-1129 20201001630489 0-413-283-296		

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LEGAL DESCRIPTION

UNIT 109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK TOWNE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95648588, AS AMENDED, IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-15-407-049-1129.

Address of Real Estate: 140 W Wood St, Unit 109, Palatine, IL 60067.

Property of Cook County Clerk's Office