

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2106207136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2021 11:12 AM Pg: 1 of 2

Dec ID 20201201682625  
ST/CO Stamp 2-026-432-528 ST Tax \$157.00 CO Tax \$78.50

**FIRST AMERICAN TITLE**  
FILE # ajw/2021

Preparer File: AF1002307  
FATIC No.:

THE GRANTOR(S), Justin Esser and Kimberly Renae Esser, husband and wife, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Tatyana Nyrova, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT 1718-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25234962, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: conditions, covenants, and restrictions of record; real estate taxes not due and payable as of the date of closing

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

Permanent Real Estate Index Number(s): 02-01-100-015-1125

Address(es) of Real Estate: 810 E. Kings Row, #5, Palatine, IL 60074

Dated this 5<sup>th</sup> day of December, 2020

Justin Esser  
Justin Esser

Kimberly Renae Esser  
Kimberly Renae Esser



First American  
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Justin Esser and Kimberly Renae Esser, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 5th day of December, 2020.



*Keith Goldberg*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Keith Goldberg  
1701 East Lake Ave., Suite 200  
Glenview, IL 60025

Mail to:

DolTer Law, P.C.  
1273 Rand Road  
Des Plaines, IL 60016

*Grantee's Address*  
Name and Address of Taxpayer:

Tatyana Nyrova  
810 E. Kings Row, #5  
Palatine, IL 60074

CLERK OF COOK COUNTY CLERK'S OFFICE



First American  
Title Insurance Company