### **UNOFFICIAL COPY**

**WARRANTY DEED** 

AFTER RECORDING MAIL TO:

Hal Stinespring & Associates, PC 910 East Oak St Lake in the Hills, IL 60156

(d)

1003 A

20GN101262530RM

MAIL REAL ESTATE TAX BILL TO:

James Warner 1188 E. Barberry 1. Unit 26 Palatine, IL 60074 Doc#. 2107128136 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/12/2021 02:15 PM Pg: 1 of 3

Dec ID 20210101626879

ST/CO Stamp 1-131-521-040 ST Tax \$137.00 CO Tax \$68.50

(Reserved for Recorders Use Only)

THE GRANTOR: Elizabeth Scatz, unmarried, of 1188 E. Barberry Ln., Unit 26D, Palatine, IL 60074, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand raid, CONVEYS AND WARRANTS to James C. Warner, a single man of 4722 W Convalia Ave. Chicago, IL , to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1188 E. Barberry Ln., Ur.it 26D, Palatine, IL 60074

PIN:

02-01-102-053-1050

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

# **UNOFFICIAL COPY**

DATED this 14h day of January, 2021.
Elizabeth Geitz
STATE OF TEXAS
COUNTY OF PENTON )SS
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Elizabeth Coitz, personally known to me to be the same person whose name is subscribed to the foregoing incurrent, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 trus
Cht Mi
Nutary Public
NAME AND ADDRESS OF PREPARER: Steven L. Nicholas, Esq.
Piercey & Associates CHRISTIAN NERI
Attorney at Law 1525 S. Grove Ave., Suite 204
Barrington, IL 60010

ary 4, ...

2107128136 Page: 3 of 3

## **UNOFFICIAL COPY**

### **LEGAL DESCRIPTION**

Order No.: 20GNW662530RM

For APN/Parcel ID(s): 02-01-102-053-1050

UNIT 26 "D" TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN IVY GLEN PALATINE, AS DELINEATED AND DEFINED IN THE DECLARATION OF RE. JORTH. PAL MERI. CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22165443, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4. OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD MUNICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.