

UNOFFICIAL COPY

Doc# 2108828314 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2021 03:12 PM Pg: 1 of 3

Dec ID 20210201640246
ST/CO Stamp 1-759-945-232 ST Tax \$188.00 CO Tax \$94.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Christopher T. Harper
552 Littleton Trail #32-1
Elgin, IL 60120

CT 1972
200NW 90, 300E/NF

(The Above Space for Recorder's Use Only)

THE GRANTOR Christopher T. Harper, a single man, of 552 Littleton Trail, #32-1, Elgin, IL 60120 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Janine Szerszen, of 150 W St. Charles Rd., Lombard, IL 60148, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 06-20-208-018-1121

Property Address: 552 Littleton Trail, #32-1, Elgin, IL 60120

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

SUBJECT TO: 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.

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 32-1 IN FIELDSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF FIELDSTONE UNIT NO. 1 AND FIELDSTONE UNIT NO. 2., BEING SUBDIVISIONS OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911, AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 OVER, ON, ACROSS AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.