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WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR

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

200 MM 301300 €//NS

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

(The Above Space for Recorder's Use Only)

THE GRANTOR Christopher T. Hart er, 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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Dated this _____ day of ______, 2021.

Christopher T. Harper

STATE OF H.LINOIS)
SS,
COUNTY OF 'AANE)

I, the undersigned, a Notary Public in and for said County.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher T. He per 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, coaled and delivered in the instrument as his free and voluntary act, for the uses and purposes there in set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _Feb__, 2021.



Notary Public

ALECIA K ELAM Official Seal Notary Public - State of Illinois My Commission Expires Aug 26, 2024

Office

THIS INSTRUMENT PREPARED BY Emi M Salazar Cohen, Donahue, and Salazar 2400 Big Timber Road, Suite 108 Elgin, IL 60124

MAIL TO:

Leslie Bleifuss 210 E North St. Suite C Elburn, IL 60119 SEND SUBSEQUENT TAX BILLS TO:

Janine Szerszen 552 Littleton Trail #32-1 Elgin, IL 60120

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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; TOGET IFR WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL CJ COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, ECRESS, 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 MUMBER 08065512.