

UNOFFICIAL COPY

Doc# 2110916226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 12:44 PM Pg: 1 of 3

Dec ID 20210401688447
ST/CO Stamp 1-606-649-360 ST Tax \$230.00 CO Tax \$115.00

**Warranty Deed
Statutory (ILLINOIS)
General**

PRECISION TITLE

THE GRANTORS, John F. Bowen and Claudia L. Bowen, husband and wife, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to

Barbara Mystkowski, a single woman, of 1039 Busse Highway, #2A, Park Ridge, IL 60068

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit "A"

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 don't 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.

Permanent Index Number (PIN): 03-20-111-040--0000

Address(es) of Real Estate: 1605 N. Arlington Heights Road, Unit C
Arlington Heights, IL 60004

Dated this 6th day of April, 2021.

John F. Bowen
John F. Bowen

Claudia L. Bowen
Claudia L. Bowen

REAL ESTATE TRANSFER TAX 12-Apr-2021



COUNTY: 115.00
ILLINOIS: 230.00
TOTAL: 345.00

03-20-111-040-0000 | 20210401688447 | 1-808-849-360

UNOFFICIAL COPY

State of Illinois)
) SS.
 County of Cook)

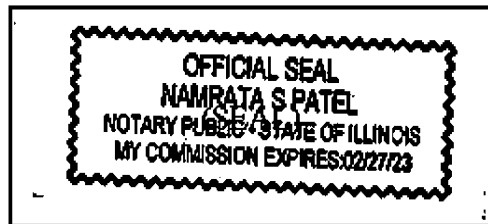
I, Namrata Patel, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *John F. Bowen and Claudia L. Bowen* are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 10 day of April, 2021.

Namrata Patel

Notary Public

My commission expires 2-27-23



Prepared by:

David L. Pinsel
 Law Offices of David L. Pinsel, P.C.
 3701 Algonquin Road, Suite 750
 Rolling Meadows, IL 60008

Mail to:

Ms. Katarzyna Sak
 Law Office of Katarzyna Sak, P.C.
 7720 W. Touhy Avenue, Suite D
 Chicago, Illinois 60631

Name and Address of Taxpayer:

Barbara Mystkowski
 1605 N. Arlington Heights Road, Unit C
 Arlington Heights, IL 60004

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-14041

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Unit 1605 C (Lot 3) that part of Lot 3 in Block 3 in Stoltzner's Arlington North, being a subdivision of part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northwest Corner of Said Lot 3; Thence East along the North Line of Said Lot 3, a distance of 72.45 feet; thence South at right angles to said North Line, a distance of 12.05 feet for the point of beginning, said point of beginning being the Northerly extension of the centerline of a party wall; thence South 00°-19'-23" West along the centerline of a party wall and its Northerly and Southerly extensions, a distance of 59.18 feet; thence South 89°-37'-38" East, a distance of 22.67 feet to the Southerly extension of the centerline of a party wall; thence North 00°-19'-23" West along the centerline of a party wall and its Southerly and Northerly extensions, a distance of 59.20 feet; thence North 89°-40'-38" West, a distance of 22.67 feet to the point of beginning.

Parcel 2:

A non-exclusive easement for the benefit of Parcel 1 as defined in Declaration for 12 Oaks at North Arlington Townhomes dated September 24, 2003 and recorded October 15, 2003 as document 0328818158 for the purpose of ingress and egress over townhome maintenance area as defined in Section 2.04 of the Declaration aforesaid.

Commonly known as 1605 N Arlington Heights Road, Unit C, Arlington Heights, IL 60004
Parcel ID(s): 03-20-111-040-0000,