



Doc# 2111642054 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2021 12:13 PM PG: 1 OF 2

WARRANTY DEED

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 21130353

THIS INDENTURE WITNESSETH, that the Grantor, **TIMOTHY KANG**, a married man, of the County of San Bernardino, and State of California, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Ernesto Trujillo ~~Sagosa~~, a married man, of 1322 Inverrary Lane, Palatine, IL 60074, the following described real estate, to-wit:

PARCEL 1:

UNIT 14 A IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, PART OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBITS TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26834625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED AND RECORDED AS DOCUMENT 25880238 FOR INGRESS AND EGRESS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983 AND RECORDED OCTOBER 25, 1983 AS DOCUMENT 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983 KNOWN AS TRUST NUMBER 57558 TO JEFF DESS AND DORINE DESS, HIS WIFE, DATED APRIL 19, 1985 AND RECORDED MAY 30, 1985 AS DOCUMENT 85039880 FOR INGRESS AND EGRESS.

Permanent Real Estate Index Number: 02-01-400-102-1109

Address of Real Estate: 1330 Inverrary Ln, Palatine, IL 60074

Subject to the following restrictions: a) all taxes and special assessments for the year 2020, and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in.

✚ THIS IS NOT HOMESTEAD PROPERTY

Dated this 22 Day of February, 2021.

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