

UNOFFICIAL COPY

WARRANTY DEED



Doc# 2111912010 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 09:27 AM PG: 1 OF 4

THE GRANTORS

(The space above for Recorder's use only)

Jacqueline De La Cruz, f/k/a Jacqueline Vargas, a married woman, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to VDC Realty, LLC, Series #2, an Illinois Limited Liability Company of 181 W. Lake Cook Road, Palatine, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 1344 N. Geneva Drive, #1A, Palatine, IL 60074 legally described as:

BUILDING 4 UNIT 1344-1A IN WINDSOR COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY DESCRIBED AS FOLLOWS: THE EAST 5 ACRES OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTERLINE OF RAND ROAD (ALSO KNOWN AS U.S. ROUTE 12) IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2005 AS DOCUMENT 0503119002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

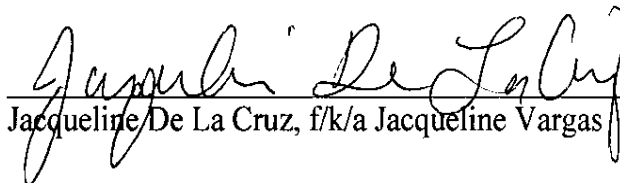
SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.



This is not homestead property.

Permanent Index Number (PIN): 02-12-200-108-1059

Address(es) of Real Estate: 1344 N. Geneva Drive, Unit 1A, Palatine, IL 60074

Dated this 29TH day of DECEMBER, 2020

 (SEAL)
Jacqueline De La Cruz, f/k/a Jacqueline Vargas

REAL ESTATE TRANSFER TAX		22-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

02-12-200-108-1059 | 20210201647150 | 2-109-659-864

S 1
P 1
S 1
M _____
SC _____
E _____
INT MB
D _____

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline De La Cruz, f/k/a Jacqueline Vargas, personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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, this 29TH day of DECEMBER, 2020.



St J Forte
NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: Kugia & Forte, PC, Steven J. Forte, Attorney at Law, 711 W. Main Street, West Dundee, IL 60118

MAIL TO:

Kugia & Forte, PC
711 W. Main Street
West Dundee, IL 60118

SEND SUBSEQUENT TAX BILLS TO:

Jacqueline De La Cruz
181 W. Lake Cook Road
Palatine, IL 60074

OR

Recorder's Office Box No. _____

PROVIDED BY Cook County Clerk's Office

UNOFFICIAL COPY

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
par. e and Cook County Ord. 93-0-27 par. e
Date 12/29/2020 Sign. [Signature]

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 29 | 2020

SIGNATURE: _____

Jacqueline DeLaCruz
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

Jacqueline DeLaCruz

On this date of: 12 | 29 | 2020

NOTARY SIGNATURE: _____

St J Forte

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 29 | 2020

SIGNATURE: _____

Jacqueline DeLaCruz
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

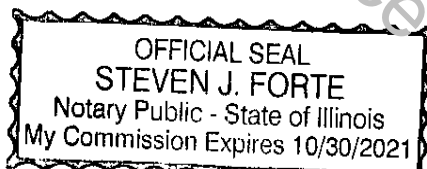
Jacqueline DeLaCruz

On this date of: 12 | 29 | 2020

NOTARY SIGNATURE: _____

St J Forte

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)