

UNOFFICIAL COPY

Doc# 2119018066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/09/2021 05:33 AM Pg: 1 of 2

Dec ID 20210601662691
ST/CO Stamp 0-020-000-016 ST Tax \$157.00 CO Tax \$78.50

BW21057359 1/2 JD
WARRANTY DEED
Illinois Statutory

* AKA Andrew Niglaccio
** AKA KATHARINA NIGLACCIO
+ AKA Christopher Niglaccio
E.

THE GRANTOR(S) Andrew Niglaccio* and Katharina Niglaccio** and Christopher Niglaccio+, as joint tenants of 432 North Wilke Road, Unit 106 Palatine, IL 60074, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Emily Bornemann, A SINGLE WOMAN of 47 W. Manchester Dr., Wheeling, IL 60090, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT 432-106 IN LAKE LOUISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 9 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING LAKE LOUISE UNIT ONE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, AFORESAID, AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKE LOUISE UNIT ONE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE, AFORESAID, 601.09 FEET SOUTHEASTERLY (AS MEASURED ON NORTHERLY LINE OF SAID OXFORD DRIVE), OF MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT ONE AFORESAID; THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.0 FEET; A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 284.85 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.0 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS, TO WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, AS PER CASE NO. 65-L-6421 VESTING ORDER ENTERED MAY 24, 1965, THENCE SOUTHERLY ON SAID WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAKE LOUISE UNIT ONE AFORESAID; THENCE WEST ON NORTH LINE OF LAKE LOUISE UNIT ONE, A DISTANCE OF 775.33 FEET TO EASTERLY LINE OF SAID OXFORD DRIVE; THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 584.08 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THE NORTHERLY 66 FEET THEREOF AS HERETOFORE DEDICATED FOR CHURCHILL DRIVE), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516034057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements;
General real estate taxes for the year 2020 and subsequent years

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

Permanent Real Estate Index Number(s): 02-13-202-005-1042
Address(es) of Real Estate: 432 North Wilke Road, Unit 106, Palatine, IL 60074

REAL ESTATE TRANSFER TAX

25-Jun-2021



COUNTY:	78.50
ILLINOIS:	157.00
TOTAL:	235.50

02-13-202-005-1042

| 20210601662691 | 0-020-000-016

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Dated this 8 day of June, 2021

By Andrew Nigliaccio
Andrew Nigliaccio

Katharina Nigliaccio
Katharina Nigliaccio

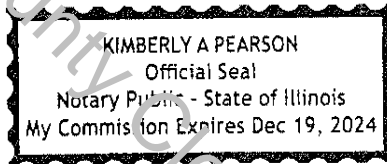
Christopher Nigliaccio
Christopher Nigliaccio

STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Nigliaccio and Katharina Nigliaccio and Christopher Nigliaccio personally known to me to be the same person(s) whose name(s) 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 8 Day of June 2021

Notary Public



Prepared by:
Andrew Pearson
AJP Law Firm, LLC
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056

Mail to:
~~Steve Evans~~
1627 W Colonial Pkwy Inverness
Palatine, IL 60067

Baird & Warner Title Services, Inc.
475 North Meigsdale
Suite 120
Schaumburg, IL 60173

Name and Address of Taxpayer:
Emily Bornemann
432 North Wilke Road, Unit 106
Palatine, IL 60074