

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

WARRANTY DEED

UNOFFICIAL COPY



Illinois Statutory
(Individual to Individual)

757423 1/2

MAIL TO:

Kelly Anderson
1933 N. Meacham, Ste. 600
Schaumburg, IL 60173

Doc# 2120316055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 12:14 PM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

Joshua Thackrah
39 S. Stonington Drive
Palatine, IL 60074

THE GRANTOR(S), John R. Phillips, a SINGLE man, of the City of Palatine, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Joshua Thackrah, a single man of 1126 E. Algungun Rd. Apt 1M, Schaumburg IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes not due and payable at the time of closing; (3) building lines, if any, so long as they do not interfere with current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Index Number: 02-24-104-059-1051

Property Address: 39 S. Stonington Drive, Palatine, IL 60074

DATED THIS 10 day of JUNE, 2021

John R. Phillips (SEAL)
John R. Phillips

_____ (SEAL)

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SC
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File No: 757423

EXHIBIT "A"

PARCEL 1:

UNIT 19-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STONINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 27288308, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS/COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AS AMENDED BY DOCUMENT 27058788 RECORDED APRIL 25, 1984.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

15-Jul-2021



COUNTY:
ILLINOIS:
TOTAL:

109.00
218.00
327.00

02-24-104-059-1051

20210601659236

1-129-377-040

Property of Cook County Clerk's Office