

UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DOCUMENT TO:

Mr. Matthew Karras
Karras Law, P.C.
221 Dean St., Suite G
Saint Charles, IL 60175

~~Grantee's Address~~

NAME & ADDRESS OF TAXPAYER:

Shima Chia
77 N Quentin Rd, 302
Palatine, IL 60067

Doc#: 2120918265 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2021 08:41 AM Pg: 1 of 2

Dec ID 20210601657222
ST/CO Stamp 1-031-810-320 ST Tax \$280.00 CO Tax \$140.00

Above Space for Recorder's Use Only

THE GRANTOR(s), **Zbigniew Rosinski and Elizabeth Rosinski**, married to each other, of Palatine, IL, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to the **Shima Chia**, _____ married, as Individually, of Arlington Heights, IL, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois *to wit*:

SEE ATTACHED LEGAL DESCRIPTION

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 for 2020, and real estate taxes not due and payable at the time of Closing.

Permanent Index Number(s): 02-15-302-009-1016, 02-15-302-009-1046

Property Address: 77 N Quentin Rd, 302, Palatine, IL 60067

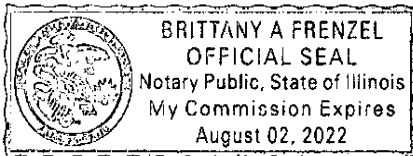
Margaret Rosinski 6-4-21
Zbigniew Rosinski Date

Elizabeth Rosinski 6/4/21
Elizabeth Rosinski Date

STATE OF ILLINOIS)
COUNTY OF LAKE) SS.

I, the undersigned notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the 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.

Given under my hand and notarial seal, this 4 day of June, 2021.



Brittany A Frenzel
Notary Public

NAME AND ADDRESS OF PREPARER:

David S. Morris, Morris Law, Ltd. 655 Rockland Road, Suite 202, Lake Bluff, Illinois 60044

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

FIRST AMERICAN TITLE

FILE # AF1011052

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LEGAL DESCRIPTION

PARCEL 1 :

UNIT NUMBERS 302 AND P4 IN THE 27 QUENTIN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THE NORTH 300 FEET OF THE SOUTH 765.15 FEET OF THE WEST 239.24 FEET (EXCEPT THE WEST 50 FEET TAKEN FOR ROADWAY) AND (EXCEPT THE EAST 60 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 27 QUENTIN ROAD CONDOMINIUM ASSOCIATION RECORDED ON DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634115022; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S14, AS LIMITED COMMON ELEMENT(S) AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED ON DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634115022.

Office of Cook County Clerk's Office