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PREPARED BY:

Neil J. Kaiser
716 Lee Street
Des Plaines, IL 60016

UNOFFICIAL COPY

Doc# 2121749175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 12:05 PM Pg: 1 of 2

MAIL TAX BILL TO:

Ann Marie Berg
727 N. Walden Drive
Palatine, IL 60067

Dec ID 20210701607724
ST/CO Stamp 1-843-038-992 ST Tax \$344.00 CO Tax \$172.00

MAIL RECORDED DEED TO:

*Ann Marie Berg
727 N Walden
Palatine IL
60067*

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, RYAN NEDOLAST, a single man, of the City of Palatine, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to ANN MARIE BERG, of 223 W. Lynn Drive, #4, Palatine, Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THAT PORTION OF LOT 3 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 89506432 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 13 DEGREES 26 MINUTES 56 SECONDS WEST 57.88 FEET ALONG THE WEST LINE OF SAID LOT 3 FOR THE POINT OF BEGINNING; THENCE SOUTH 76 DEGREES 45 MINUTES 12 SECONDS EAST 63.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 731 AND 727 TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 13 DEGREES 26 MINUTES 56 SECONDS WEST 29.33 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE NORTH 76 DEGREES 45 MINUTES 12 SECONDS WEST 63.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 727 AND 719 TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 13 DEGREES 26 MINUTES 56 SECONDS EAST 29.33 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NO. 90-201697.

Permanent Index Number(s): 02-15-112-026-0000

Property Address: 727 N. WALDEN DR., PALATINE, IL 60067

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

