

21 GST 206157 RM

UNOFFICIAL COPY

1/2

The Law Offices of
Denkewalter & Angelo

Doc# 2121828286 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/06/2021 11:29 AM Pg: 1 of 2

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTORS, **HAKAN AKDENIZ** AND **ELCIN AKDENIZ**, husband and wife, as Tenants by the Entirety, of the County of Cook, State of Illinois, party of the first part, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration in hand paid, CONVEY and WARRANT unto:

Dec ID 20210701602058
ST/CO Stamp 1-027-615-504 ST Tax \$219.00 CO Tax \$109.50

JUAN F. SEGURA, A SINGLE MAN, of County of Cook, State of Illinois, party of the second part, together with the tenements and appurtenances thereunto belonging, to have and to hold the same unto said party of the second part, forever, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

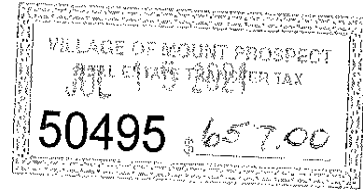
PERMANENT REAL ESTATE INDEX NUMBER(S): **08-12-101-024-1004**

ADDRESS OF REAL ESTATE: **15 S. PINE STREET APT. 203A, MOUNT PROSPECT, IL 60056-3146**

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

SUBJECT TO: Covenants, conditions and easements of record; 2020 and subsequent years Real Estate Taxes

Dated this 15th day of July, 2021.



[Signature] (SEAL)
HAKAN AKDENIZ

[Signature] (SEAL)
ELCIN AKDENIZ



State of Illinois, County of Cook

I, the undersigned, a Notary Public in said county, state that **HAKAN AND ELCIN AKDENIZ, husband and wife**, are personally known to me to be the same 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 15th day of July, 2021.

Commission Expires 7-1-2025
[Signature]
Notary Public

This instrument was prepared by Kim R. Denkewalter, 1835 Rohlwing Road, Suite D, Rolling Meadows, Illinois 60008

MAIL TO:
LAW OFFICE OF STEVEN K. NORGAARD
ATTN: STEVEN NORGAARD
493 DUANE STREET, SUITE 400
GLEN ELLYN, IL 60137

SEND SUBSEQUENT TAX BILLS TO:
JUAN F. SEGURA
15 S. PINE ST. APT 203A
MOUNT PROSPECT, IL 60056-3146

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 203A ALL IN THE SHIRES AT CLOCK TOWER PLACE CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN CLOCK TOWER PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95663007 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 PARKING SPACE P-203A AND STORAGE SPACE S-203A A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT A TO THE DECLARATION OF THE SHIRES AT CLOCKTOWER PLACE CONDOMINIUM I RECORDED AS DOCUMENT NUMBER 95663002

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, PARKING, VEHICULAR AND PEDESTRIAN TRAFFIC AS SET FORTH IN THE DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 29, 1995 AS DOCUMENT 95663006 AND AS CREATED BY DEED FROM PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1994 KNOWN AS TRUST NUMBER 10862 TO BARBARA S. PLESZKUN RECORDED AS DOCUMENT NUMBER 98534935.