

UNOFFICIAL COPY

Doc# 2122955448 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2021 04:24 PM Pg: 1 of 2

Dec ID 20210701608805
ST/CO Stamp 0-769-181-456 ST Tax \$275.00 CO Tax \$137.50

WARRANTY DEED

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 21138399

THIS INDENTURE WITNESSETH, that the Grantor(s), Eduardo Dos Santos Cezarini, married to Rachel Christine Fostano, of Tampa, Florida for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Art Danielle Torres Balahadia, (Grantee's Address) 1212 E. Algonquin Road, Unit 3H, Schaumburg, IL, the following described real estate, to-wit:

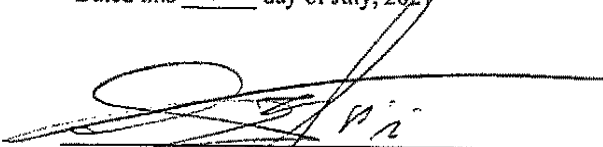
UNIT 8-048/0522 IN COVENTRY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN LOTS IN COVENTRY PARK UNIT 1, (PHASE 1 AND 2), BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 27, 1994, AS DOCUMENT NUMBER 04074188, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD.

Permanent Real Estate Index Number: 02-24-203-044-1091

Address of Real Estate: 1391 E Baronet Ln, Palatine, IL 60074

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter, b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13 day of July, 2021


Eduardo Dos Santos Cezarini

~~FILED IN 2021 JUL 13 2021~~


Rachel Christine Fostano

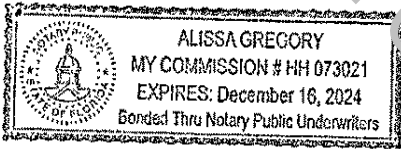
~~FILED IN 2021 JUL 13 2021~~

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STATE OF FLORIDA)
COUNTY OF Hillsborough) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Eduardo Das Santos Cezarini and Rachel Christine Fostano personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 13 day of July, 2021.



Alissa Gregory
Notary Public

This Instrument was prepared by:
Patricia Ryerson Kelly
1642 Colonial Parkway
Inverness IL 60067

Future Tax Bills to:

ART DANIELLE TORRES BALAHADIA
1391 E. BARONET LANE
PALATINE, IL 60074

After recording return document to:

ART DANIELLE TORRES BALAHADIA
1391 E. BARONET LANE
PALATINE, IL 60074

REAL ESTATE TRANSFER TAX

11-Aug-2021



COUNTY: 137.50
ILLINOIS: 275.00
TOTAL: 412.50

02-24-203-044-1091

| 20210701608805 | 0-769-181-456