

UNOFFICIAL COPY

Doc# 2125207574 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/09/2021 01:50 PM Pg: 1 of 2

Dec ID 20210801629901
ST/CO Stamp 0-665-153-296 ST Tax \$105.00 CO Tax \$52.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 21139376

THIS INDENTURE WITNESSETH, that the Grantor(s), Rosalina Lopez, a single woman, of the County of Cook and State of Illinois 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 Kassandra Pinedo, MURILL a SINGLE WOMAN, of *DES PLAINES IL (Grantee's Address), the following described real estate, to-wit: *1551 ASHLAND AVE

PARCEL 1:

UNIT NO. 1-204 IN WINDHAVEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCOVERED AREA, RECORDED IN COOK COUNTY AS DOCUMENT NO. 25609759 (THE DECLARATION), TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED JUNE 1, 1971 AND RECORDED SEPTEMBER 30, 1971 AS DOCUMENT 21648039 FROM AGNES C. SPLITT AND ROY J. SPLITT, HER HUSBAND, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 22-76504-00-3, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, OPERATION, USE AND MAINTENANCE OF ALL UTILITIES AND LINES REQUIRED IN CONNECTION THEREWITH, OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH 2096.75 FEET TO THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1, 1104.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST 145 FEET; THENCE NORTH 295 FEET; THENCE EAST 145 FEET; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4, 295 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number: 02-01-302-077-1318

Address of Real Estate: 1 Dundee Quarter Dr Unit 204, Palatine, IL 60074

E.

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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 4 Day of August, 2021

Rosalina Lopez
Rosalina Lopez

STATE OF Illinois)
COUNTY OF COOK) SS.

Laura I. Mateos Ocegueda
Official Seal
Lucero Izayan Mateos Ocegueda
Notary Public State of Illinois
My Commission Expires 11/16/2021



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Rosalina Lopez, 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 4 day of August, 2021.

This Instrument was prepared by:
Dadkhah Law Group, LLC
7126 N. Lincoln Ave.
Lincolnwood IL 60712

Future Tax Bills to:
KASSANDRA PINEDO MURILLO
1766 WEBSTER LN
DES PLAINES, IL 60618

After recording return document to:
JENNIFER MOSSES
CODILIS & ASSOCIATES PC
15 WILSON FRONTRIDGE RD
BUR RIDGE, IL 60618

REAL ESTATE TRANSFER TAX		03-Sep-2021
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50
02-01-302-077-1318 20210801629901 0-665-153-296		