UNOFFICIAL CO

2163370N WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jonathan A Heaton 352 Congdon Avenue Elgin, IL 60120

Doc#. 2127134037 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/28/2021 10:19 AM Pg: 1 of 3

Dec ID 20210901661128

ST/CO Stamp 1-631-576-208 ST Tax \$50.00 CO Tax \$25.00

(The Above Space for Recorder's Use Only)

CITY OF ELGIN REAL ESTATE TRANSFER STAMP

82098

1000 PM THE GRANTOR Jonathan A Fleaton, married to Jenelle Heaton, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Steven D Fain and Sandra B Fain of 229 E Beech Drive, Schaumburg, IL 60193, as Strike Inapplicable:

- As tenants in Common a)
- Not as Tenants in Common, or Tenants by the Entirety, but as JOINT TENANTS. b)
- Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, as c) husband and wife.
- As an individual d)

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHLUT "A"

Permanent Index Number(s): 06-18-300-086-1016

Property Address: 75 Willard Avenue, #16, Elgin, IL 60120

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

This is not homestead property to Jenelle Heaton.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan A Heaton personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 day of Sptenke, 2021.

OFFICIAL SEAL DEBORAH R DAWDY NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/11/24

Notary Public

THIS INSTRUMENT PREPARED BY Hal Stinespring & Associates, P.C. 910 East Oak St Lake in the Hills, IL 60156

MAIL TO:

Tom Sammons Attorney at Law 502 N. Plum Grove Rd. Palatine, IL 60067

SEND SUBSEQUENT TAX BYLYS TO:

Steven D Fain 75 Willard Avenue #16 Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

UNIT 16 IN 75 N. WILLARD ELGIN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 6 IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF THE LOT 16 OF THE COUNTY CLERK'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF JM & PERCEI.

ODERATION OF COOK COUNTY CLERK'S OFFICE CONDOMINIUM RECORDED AS DOCUMENT 0417532071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS