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Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

9/30/21

216NW016504W/E/NF

Doc# 2127347214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/30/2021 12:54 PM Pg: 1 of 3

Dec ID 20210901685629
ST/CO Stamp 1-816-400-016 ST Tax \$176.00 CO Tax \$88.00

THE GRANTOR(S), Michael V. Byrne Trust F/B/O Jena Marie Byrne for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Gerell Hernandez and Blanca Celestino in ~~JOINT TENANCY~~, the following described real estate situated in the County of Cook in the State of Illinois, to wit:
as Tenants by the Entirety.

PARCEL 1:

UNIT 109-7 IN LAS HACIENDAS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):
PARTS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 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 "B" TO DECLARATION MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 46244, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22962239; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS DATED JANUARY 10, 1975 RECORDED JANUARY 14, 1975 AS DOCUMENT NO. 22962238 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NUMBER 46244 TO DAVID A. PHIPPS AND KAREN K. PHIPPS HIS WIFE DATED FEBRUARY 21, 1978 AND RECORDED NOVEMBER 4, 1977 AND RECORDED FEBRUARY 21, 1978 AS DOCUMENT NO. 24334084 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY

Permanent Real Estate Index Number(s): 02-01-101-003-1071

Address of Real Estate: 2250 N. Baldwin Way, Unit 3A, Palatine, IL 60074-1356

Dated this 30 day of SEPTEMBER, 2021

James Byrne, as Trustee
James Byrne, as Trustee

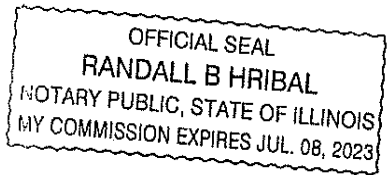
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STATE OF ILLINOIS,

COUNTY OF DUPAGE, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Byrne, personally known to me to be the person(s) 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 2nd day of September, 2021



[Signature]
(Notary Public)

Prepared By:

Randall, Hribal
Attorney At Law
10500 W. Cermak Road
Westchester, IL 60154

Mail To:

Brian Iversen
Attorney
Iversen Law
119 S. Emerson, #262
Mount Prospect, IL 60056

Name and Address of Taxpayer:

Gerell Hernandez and Blanca Celestino
2250 N. Baldwin Way, Unit 3A
Palatine, IL 60074-1356

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling,

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