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Doc#: 2128721207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 08:48 AM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Jeffrey Cernek
Cernek Legal Services
1701 East Lake Avenue, Suite 460
Glenview IL 60025

Dec ID 20211001696430
ST/CO Stamp 1-859-102-864 ST Tax \$450.00 CO Tax \$225.00

SEND SUBSEQUENT TAX BILLS TO:

Cesar Martin Escalante
336 N Fremont Street
Palatine, IL 60067

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 21799272-IL

Above Space for Recorder's Use Only

WARRANTY DEED

Statutory (ILLINOIS)
General

THE GRANTOR, MARIJA BETINSKI, a single person of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, CESAR MARTIN ESCALANTE of 2609 W. Belmont Ave., Apt. 302W, Chicago, IL 60618, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LEGAL DESCRIPTION

THE SOUTH 64.00 FEET OF LOT 10 AND THAT PART OF LOTS 11 AND 12 LYING NORTH OF THE SOUTH 130.00 FEET OF SAID LOTS ALL IN JOEL WOOD'S SUBDIVISION OF BLOCK "Z" IN THE ASSESSOR'S DIVISION OF THE TOWN OF PALATINE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 63 OF MAPS, PAGE 149, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 336 NORTH FREMONT STREET, PALATINE, IL 60067

PERMANENT INDEX NUMBER: 02-14-301-006-0000 & 02-14-301-015-0000

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

WARRANTY DEED - 336 NORTH FREMONT STREET, PALATINE, IL 60067

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~~SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 63 OF MAPS PAGE 149, IN COOK COUNTY, ILLINOIS.~~

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GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 4th day of October 2021.

GRANTOR

MARIJA BETINSKI

STATE OF ILLINOIS)

) SS

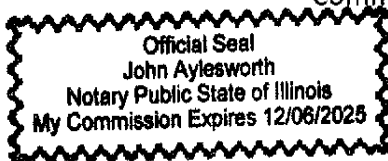
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, MARIJA BETINSKI, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of October 2021.

NOTARY PUBLIC

Commission expires: 12-6-25



This instrument was prepared by:

Law Office of Michael H. Wasserman, P.C.

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Chicago, Illinois 60602
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info@mhwasserman.com

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