

UNOFFICIAL COPY

PREPARED BY:


Gary A. Kanter, Esq.
Gensburg Calandriello & Kanter, P.C.
200 W. Adams, Suite 2425
Chicago, IL 60606

MAIL TAX BILL TO:

Enedina Caballero
191 Oakwood Boulevard
Elgin, Illinois 60120

MAIL RECORDED DEED TO:

T. Justin Stavros, Esq.
Stavros Law Offices
433 North Milwaukee Avenue
Wheeling, Illinois 60090


2129257009
Doc# 2129257009 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 10/19/2021 10:24 AM PG: 1 OF 3

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Colonial Elgin, Inc., an Illinois corporation, of the City of Elgin, County of Cook, State of Illinois, for an in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Enedina Caballero, individually, of 1178 Pegwood, Elgin, Illinois 60120, the following described real estate situated in the County of Cook, State of Illinois, to wit:

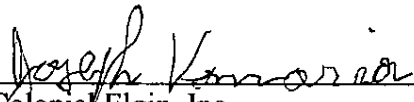
Legal: See Attached Exhibit A
Property Address: 788 Villa Street, Elgin, Illinois 60120
Permanent Index Numbers: 06-19-100-007-0000
06-19-100-008-0000
06-19-100-009-0000
06-19-101-036-0000





Subject to the following: (1) General real estate taxes not yet due and payable; (2) Special assessments; (3) Building line and use or occupancy restrictions, conditions and covenants of records; (4) Zoning laws and ordinances; (5) Easements for public utilities; (6) Drainage ditches, feeder, lateral and drain tile, pipe or other conduit; and (7) party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easements established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the time of possession and easements established pursuant to the Declaration of Condominium, if any.

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

Dated this 13th day of October, 2021


Colonial Elgin, Inc.
By: Joseph Vanaria, President

REAL ESTATE TRANSFER TAX		19-Oct-2021
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00
06-19-100-007-0000	20211001697594	1-759-180-944

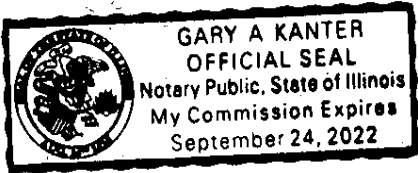
UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, GARY KANTER, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph Vanaria, as President of Colonial Elgin, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, respectively, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.



Notary Public



Given under my hand and Notarial Seal this 13th day of October, 2021

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14, 15, 27, 28, AND 29 AND THAT PART OF LOT 16 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16: THENCE NORTHERLY ALONG THE WEST LINE OF LOT 16, A DISTANCE OF 16.1 FEET: THENCE SOUTHEASTERLY TO A POINT IN THE EAST LINE OF SAID LOT 16, THAT IS 10.6 FEET NORTHERLY OF SOUTHEAST CORNER OF SAID LOT 16: THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 10.6 FEET TO SOUTH EAST CORNER OF SAID LOT 16: THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 16 A DISTANCE OF 132 FEET TO POINT OF BEGINNING, ALL IN GERLING'S RESUBDIVISION OF LOTS 1 TO 12 IN BLOCK 3 AND NORTH HALF OF ABANDONED VILLA STREET ADJOINING SAID BLOCK 3 IN HAWKINS AND SOWERS ADDITION TO CITY OF ELGIN BEING A PART OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO PARCEL 2:

ALL OF VACATED HARRISON STREET LYING NORTHERLY OF NORTHERLY LINE OF VILLA STREET AND SOUTHERLY OF NORTH LINE OF LOT 15 IN GERLINGS RESUBDIVISION AS EXTENDED WESTERLY;

ALSO PARCEL 3:

THAT PART OF HARRISON STREET AS PLATTED IN GERLING'S RESUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 15 IN SAID GERLING'S RESUBDIVISION, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 15, EXTENDED WESTERLY A DISTANCE OF 66.0 FEET, TO THE WEST LINE OF HARRISON STREET, THENCE NORTHERLY ALONG THE WEST LINE OF HARRISON STREET, A DISTANCE OF 16.1 FEET: THENCE EASTERLY A DISTANCE OF 66.0 FEET TO A POINT IN THE EAST LINE OF HARRISON STREET THAT IS 16.1 FEET NORTHERLY OF THE PLACE OF BEGINNING: THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 16.1 FEET TO THE PLACE OF BEGINNING, ALL IN COUNTY COOK, ILLINOIS.

Property Commonly Known As: 788 Villa Street, Elgin, Illinois 60120

**PIN(s): 06-19-100-007-0000
 06-19-100-008-0000
 06-19-100-009-0000
 06-19-101-036-0000**