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PROPER TITLE, LLC

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2133521650 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2021 01:45 PM Pg: 1 of 3

Dec ID 20211001615666
ST/CO Stamp 1-206-944-400 ST Tax \$290.00 CO Tax \$145.00

PT 21-77970 FA 1/2

(The Above Space for Recorder's Use Only)

THE GRANTOR Stephen V. Bracca, single, 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 GRANTEE Margaret Kelly, an unmarried person, of 1018 Fremont Court East, Buffalo Grove, IL 60089, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 02-15-303-056-1065
Property Address: 435 West Wood Street, Unit 213A, Palatine, IL 60067

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 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.

Dated this 1 day of November, 2021.

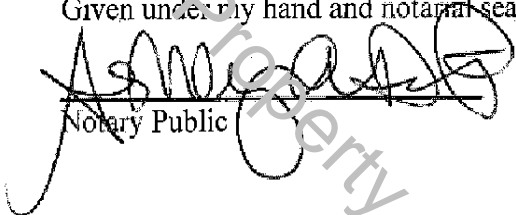
 (Seal)
Stephen V. Bracca

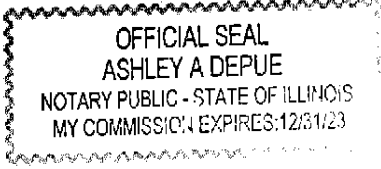
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STATE OF IL)
COUNTY OF COOK) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen V. Bracca 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 in the instrument as her 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 1 day of November 2021.


Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Office of Jodi M. Robinson-Berezin
~~1790 Nations Drive, Suite 202~~
~~Gurnee, IL 60031~~

P.O. Box 370
Lake Zurich, IL 60047

SEND SUBSEQUENT TAX BILLS TO:

Margaret Kelly
435 West Wood Street, Unit 213A
Palatine, IL 60067

PROPERTY OF COOK COUNTY Clerk's Office

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EXHIBIT A

Parcel 1:

Unit 213A in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, east of the third principal meridian, in Cook County, Illinois, as delineated on survey attached as exhibit "c" to the declaration of condominium recorded June 5, 2006, as document number 0615634000, and amendment no. 1 recorded November 9, 2006, as document number 0631316011, and re-recorded December 12, 2006, as document number 0634615002, and as further amended from time to time with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right of use of limited common elements known as Garage Space G-58 and Storage Space S-59.

Property of Cook County Clerk's Office