

# UNOFFICIAL COPY

21142763 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Doc#: 2133612025 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/02/2021 08:38 AM Pg: 1 of 2

Dec ID 20211001613463  
ST/CO Stamp 0-225-649-296 ST Tax \$211.50 CO Tax \$105.75

## WARRANTY DEED

File No: 21142763

THIS INDENTURE WITNESSETH, that the Grantor, Beau Brown, a single man, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Terrence A. Denniger, *Single person* of Palatine, IL, the following described real estate, to-wit:

PARCEL 1: UNIT 506 IN THE WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN AN EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 28, 2002, AS DOCUMENT 0020237160, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G7, ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY RECORDED DOCUMENT 0020237160.

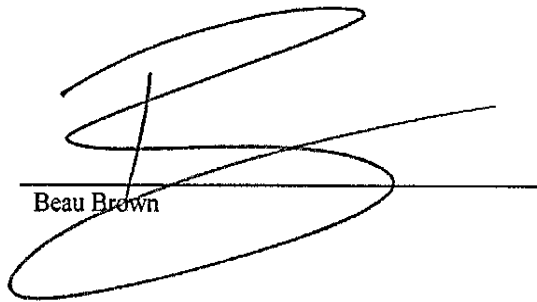
Permanent Real Estate Index Number: 02-15-401-062-1039

Address of Real Estate: 124 W Colfax St Unit 506, Palatine, IL 60067

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19 Day of October, 2021

# UNOFFICIAL COPY

  
Beau Brown

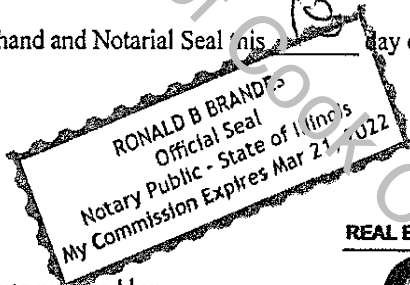
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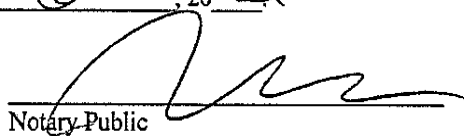
STATE OF IL

COUNTY OF Cook SS.



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Beau Brown, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed and delivered the said instrument as (his/her/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 Notarial Seal this 19 day of October, 2021



  
Notary Public

This Instrument was prepared by:  
Dadkhah Law Group, LLC  
7126 N. Lincoln Ave.  
Lincolnwood IL 60712

REAL ESTATE TRANSFER TAX		30-Nov-2021
	COUNTY:	105.75
	ILLINOIS:	211.50
	TOTAL:	317.25
02-15-401-062-1039		20211001613463   0-225-649-296

Future Tax Bills to:  
Terrance Deninger  
124 W. Cortez St  
Unit 506  
Palatine, IL 60067

After recording return document to:  
Bradford Miller, Esq  
10 S. LaSalle  
Chicago, IL 60603