

UNOFFICIAL COPY

PRECISION TITLE

Doc#: 2201204174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 08:19 AM Pg: 1 of 2

Dec ID 20211201676467
ST/CO Stamp 0-422-959-760 ST Tax \$201.00 CO Tax \$100.50

PC21-17135 1/2
WARRANTY DEED

THE GRANTOR

Susan D. Diaz,
married to Javier Rivas,
of
407 College Crossing

(The Above Space for Recorder's Use Only)

of the City of Rolling Meadows, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEE

John Eliopoulos, an unmarried person, of
5 South Albert Street, Mount Prospect, Illinois 60056

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See the attached legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple. SUBJECT TO: General real estate taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 02-34-101-030-1055 ✓
Address of Real Estate: 407 College Crossing, Rolling Meadows, Illinois 60008 ✓

DATED this 17th day of December, 2021.

Susan D. Diaz (SEAL)
Susan D. Diaz

Javier Rivas (SEAL)
Javier Rivas for release and waiver of homestead rights only

| REAL ESTATE TRANSFER TAX | | 27-Dec-2021 |
|--------------------------|--|-------------|
| COUNTY: | | 100.50 |
| ILLINOIS: | | 201.00 |
| TOTAL: | | 301.50 |

02-34-101-030-1055 | 20211201676467 | 0-422-959-760

Remote Notarization Certification

I, Margaret M. Kearns, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Susan D. Diaz and Javier Rivas, also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed consisting of 2 pages, to which this Remote Notarization Certification is made a part thereof.

Signed and sworn to before me this 17th day of December, 2021.

Margaret M. Kearns
Notary Public



This instrument was prepared by: Daniel R. Sanders, 832 North Sanborn Drive, Palatine, Illinois 60074.

SD

JR

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Legal Description

of premises commonly known as 407 College Crossing, Rolling Meadows, Illinois 60008 ✓

UNIT NO. 20-1 IN THE TOWNHOMES OF COLLEGE HILL II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 & 3 IN COLLEGE HILL II SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27398606 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 02-34-101-030-1055 ✓

| | |
|---|------------------------|
| CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP | |
| DATE | 22 Dec 2001 \$ 1003.20 |
| ADDRESS | 407 College Crossing |
| 16707 | Initial MR |

MAIL TO:

John Eliopoulos
407 College Crossing
Rolling Meadows, Illinois 60008

SEND SUBSEQUENT TAX BILLS TO:

John Eliopoulos
407 College Crossing
Rolling Meadows, Illinois 60008

SD JR