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Doc#: 2201207097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 08:18 AM Pg: 1 of 3

Dec ID 20211201679148
ST/CO Stamp 1-329-170-064 ST Tax \$295.00 CO Tax \$147.50

WARRANTY DEED

1 of 2 2/3/07
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THE GRANTOR(S), JOANNA MARSZALEK, a single woman of the City of Mount Prospect, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Valentin Serban, of 709 W. Central # B6 Mt Prospect, IL as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

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

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 08-12-405-004-0000

Common Address: 407 S. Albert St., Mount Prospect, IL 60056

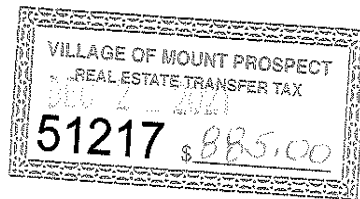
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DATED this 30th day of December, 2021

Joanna Marszalek

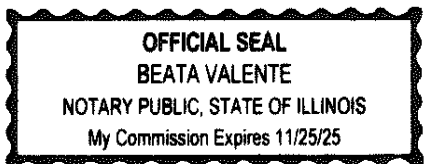
JOANNA MARSZALEK

State of Illinois)
) ss.
County of Cook)



The undersigned, a notary public in and for the above county and state, certifies that JOANNA MARSZALEK, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 30th day of Dec, 2021



Beata Valente

NOTARY PUBLIC

DEED PREPARED BY:

Beata Valente
Law Offices of Beata Valente, LLC
5911 W. Higgins Ave
Chicago, IL 60630

MAIL DEED TO:

Valentin Serban

407 S. Albert St
Mount Prospect, IL
60056

SEND TAX BILL TO:

Valentin Serban

407 S. Albert St
Mount Prospect, IL
60056

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American Land Title Association

File Number : 2131077
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

LOT 43 IN MAPLEWOOD HEIGHTS, BEING A SUBDIVISION OF THE EAST 15.00 CHAINS OF THAT PART LYING NORTH OF RAILROAD OF SOUTHEAST QUARTER OF SECTION 12 (EXCEPT THE SOUTHERLY 66 FEET FOR ROAD) ALSO OF BLOCK 26 OF BUSSE'S EASTERN ADDITION TO MOUNT PROSPECT IN THE EAST HALF OF THE SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 407 S. Albert St., Mount Prospect, IL 60056

PIN #: 08-12-405-001-0000

PIN #:

PIN #:

Township: Elk Grove

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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