

# UNOFFICIAL COPY

## PRECISION TITLE

PC 21-17352 1/1

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Rommel Magsino  
305 Ridge Circle  
Streamwood, IL 60107

Doc#: 2201207099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/12/2022 08:19 AM Pg: 1 of 3

Dec ID 20211201681481  
ST/CO Stamp 0-746-224-272 ST Tax \$215.00 CO Tax \$107.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Rommel Magsino, a single man, of 305 Ridge Circle, Streamwood, IL 60107 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 ILBSG Infrastructure Company, LLC, An Illinois Limited Liability Company, licensed to conduct business in Illinois, of 802 E. Woodfield Road, Suite G400, Schaumburg, IL 60173, all right, title, and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 07-35-200-034-1047



Property Address: 924 Surrey Drive, Unit 1B, Schaumburg, IL 60193

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 27th day of December, 2021.

Rommel M. Magsino  
Rommel Magsino

### REAL ESTATE TRANSFER TAX

		29-Dec-2021
		COUNTY: 107.50
		ILLINOIS: 215.00
		TOTAL: 322.50
07-35-200-034-1047		20211201681481   0-746-224-272

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rommel Magsino 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 signed, sealed and delivered in the instrument as 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 27th day of December, 2021.

Sherri Saldana  
Notary Public



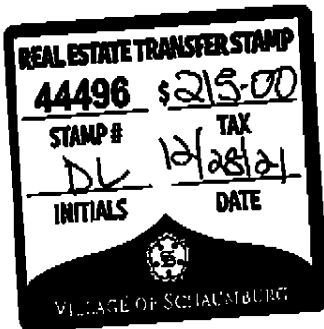
THIS INSTRUMENT PREPARED BY  
Chang Legal, LLC  
1990 E. Algonquin Rd., Suite 160  
Schaumburg, IL 60173

MAIL TO:

The Law Office of David D'Amico  
1821 Walden Office Square, #400  
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

ILBSG Infrastructure Company, LLC, An Illinois  
Limited Liability Company  
924 Surrey Drive, Unit 1B 802 E. Woodfield Rd  
Schaumburg, IL 60173. Suite 400  
Schaumburg, IL 60173



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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 1-"B", IN BUILDING NUMBER 7 IN KINGSPORT ESTATES  
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED  
REAL ESTATE: A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A"  
TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER  
LR3094348, CONSOLIDATED, AMENDED AND RESTATED BY DOCUMENT  
0020711694 BEING RE-RECORDED AS DOCUMENT 0332845132, AND AS  
AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office