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Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Montkota, LLC
1300 Mallard Ave
Hoffman Estates, IL 60192

761588 1/2



Doc# 2202825018 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/28/2022 09:52 AM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTORS Montkota, LLC, an Illinois Corporation 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 Atasha Sosa and Nicole Valerio, married, not as tenants in common, nor as joint tenants, but as tenants by the entirety, 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): 07-17-103-133-0000

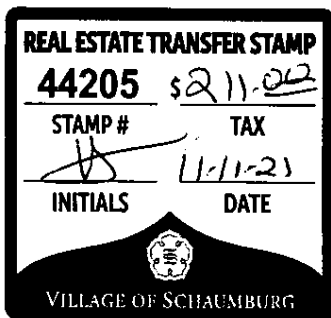
Property Address: 1819 Carlisle Ct, Schaumburg, IL 60194

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 2 day of November, 2021.

Mary V. Fary
Mary V. Fary
Owner and Manager

Karen A. Roth
Karen A. Roth
Owner and Manager



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SC
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STATE OF ILLINOIS)
) SS,
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Montkota, LLC 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 it signed, sealed and delivered in the instrument as its 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 2 day of November, 2021.



Matthew J. Karras
Notary Public

THIS INSTRUMENT PREPARED BY
Karras Law, P.C.
2210 Dean St., Suite G
Saint Charles, IL 60175

MAIL TO:
Steven L. Nicholas
Piercey and Associates
1525 S. Grove Ave
Suite 204
Barrington, IL 60010

SEND SUBSEQUENT TAX BILLS TO:

Atasha Sos
1819 Carlisle Ct
Schaumburg, IL 60194

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File No: 761588

EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 2, AREA NUMBER 21, LOT 3, IN SHEFFIELD TOWN UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 21182109, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 21298600, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Pin: 07-17-103-133-0000

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.

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REAL ESTATE TRANSFER TAX

12-Jan-2022



COUNTY:	105.50
ILLINOIS:	211.00
TOTAL:	316.50

07-17-103-133-0000

20211101630008

0-338-343-568

Property of Cook County Clerk's Office