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Doc#: 2203320579 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 01:57 PM Pg: 1 of 4

Dec ID 20210901672329
ST/CO Stamp 1-509-597-584 ST Tax \$149.00 CO Tax \$74.50

14204149

WARRANTY DEED

THE GRANTOR(s), **Tonny Makumbi and Prossy Nabulya, husband and wife**, of 245 S. Park Ln., Unit 219, Palatine of the State of Illinois, for the consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to:

Erica Haas

of 617 N. Dunton Av., Arlington Hts IL 60004, Grantee(s), ALL interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

SEE 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 FOREVER,

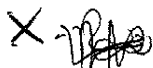
Subject to: General real estate taxes for the 2021 et seq., and to the conditions, easements and restrictions of record, if any.

Permanent Real Estate Index Number(s): 02-24-105-025-1042
Address of Real Estate: 245 S. Park Ln., Unit 219, Palatine IL 60074

DATED this January 18, 2022

X 

Tonny Makumbi

X 

Prossy Nabulya

REAL ESTATE TRANSFER TAX

31-Jan-2022



COUNTY:	74.50
ILLINOIS:	149.00
TOTAL:	223.50

02-24-105-025-1042

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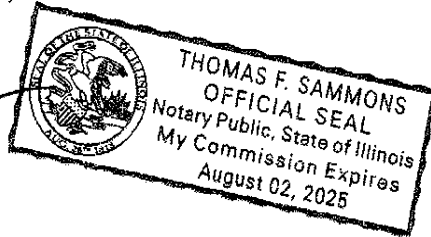
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that), **Tonny Makumbi and Prossy Nabulya, husband and wife**, are/is personally known to me to be the same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this January 18, 2022.

Commission expires

Notary Public



This instrument was prepared by Thomas F. Sammons, 502 N. Plum Grove Road, Palatine, Ill. 60067.

Mail recorded document to: Erica Haas 245 S. Park Ln., Unit 219, Palatine IL 60074

Send Subsequent Tax Bills to: Erica Haas 245 S. Park Ln., Unit 219, Palatine IL 60074

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LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 219 IN WILLOW CREEK CONDOMINIUM NO. 1 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 2 AND PASSING THROUGH A POINT IN THE WEST LINE OF LOT 2 THAT IS 53.85 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2 AS MEASURED ALONG THE WEST LINE OF LOT 2) ALSO THAT PART OF LOT 5 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 THENCE SOUTH EASTERLY ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 106.62 FEET TO A CORNER IN THE NORTH LINE OF LOT 5, THENCE EAST ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 63.93 FEET, THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 30 MINUTES 24 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 156.25 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 5 THAT IS 20.04 FEET SOUTHEASTERLY OF A CORNER IN THE SOUTHERLY LINE OF LOT 5 (AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 5) THENCE NORTH WESTERLY ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 20.04 FEET TO A CORNER IN THE SOUTHERLY LINE OF LOT 5, THENCE WEST ALONG THE SOUTH LINE OF LOT 5 FOR A DISTANCE OF 122 FEET TO A POINT IN THE WEST LINE OF LOT 5, THENCE NORTH ALONG THE WEST LINE OF LOT 5 FOR A DISTANCE OF 165.25 FEET TO THE POINT OF BEGINNING ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1970 AS DOCUMENT NUMBER LR2536651. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CHICAGO TITLE AND TRUST COMPANY UNDER TRUST AGREEMENT NUMBER 56936 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR2592936, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED JULY 20, 1971 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1971 AS DOCUMENT NUMBER LR25-92-935 FROM THE FIRST NATIONAL BANK OF LAKE FOREST, A NATIONAL BANKING ASSOCIATION, AS TRUST UNDER, TRUST NUMBER 3461 AND TRUST NO 3377 TO CHICAGO TITLE AND TRUST COMPANY AS TRUST UNDER TRUST NUMBER 56936 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE EAST 30 FEET OF LOT 1 AND ALSO THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 153 FEET OF THE NORTH 316 FEET OF SAID LOT 1, ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1970 AS DOCUMENT NUMBER LR2536651, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

245 S. Park Ln , Unit 219, Palatine, IL 60074

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PERMANENT INDEX NUMBER:

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