## UNOFFICIAL CO

### WARRANTY DEED

ILLINOIS STATUTORY Individual to LLC

Doc#. 2213239020 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/12/2022 06:58 AM Pg: 1 of 4

Dec ID 20220401694611

ST/CO Stamp 0-453-595-024 ST Tax \$110.00 CO Tax \$55.00

GRANTOR(S): ROBERT GALORATH, an unmarried man, of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ADI & NIKILLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Virginia, having its principal office at 7758 Lowmoor Road, Springfield, Virginia 22153, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN:

08-15-400-113-1089 (Affects Unit 1810-2 C)

08-15-400-113-1183 (Affects Unit G-15)

ADDRESS:

1810 W. HATHERLEIGH COURT, #2C, MOUNT PROSPECT, ILLINOIS 60056

- SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing.
  - (2) Covenants, conditions, and restrictions of record.
  - (3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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 real estate forever.

DATED this 5th day of May, 2022.

RØBERT GALORATH

VILLAGE OF MOUNT PROSPEC REAL ESTATE TRANSFOR TAX

2213239020 Page: 2 of 4

# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT GALORATH, personally known to me to be the same person(s) whose name(s) is(are)subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SIAL"
MICHAEL RUSZKIEV/ICZ
NOTARY PUBLIC, STATE OF IL LIGIOIS
MY COMMISSION EXPIRES 2/17/2/25

Given under my hand and official seal as Notary Public this 5th day of May, 2022.

NOTARY PUBLIC

Name and Address of Preparer: Agnes Pogorzelski, Esq. Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Road, Suite 1W Chicago, Illinois 60634

MAIL TO:

<u>ABA & NUKU ALC</u> 185 S. FRHORE LW Praisert Heights, IC 60070 SEND SUBSEQUENT TAX BILLS TO:

ABO & DUCO LLC 105 S. SCHOOL LN Prospect Heights IZ 60070

2213239020 Page: 3 of 4

## UNOFFICIAL COPY

#### **EXHIBIT A**

#### PARCEL 1:

UNIT NUMBERS 1810-2C AND G-15 IN DOVER PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534136, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASOMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 3 2004 AS DOCUMENT NUMBER 0433802403 AND BY MASTER DECLARATION OF DOVER PARK CONDIMINUMS COMMON AREA ASSOCIATION RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534135

### PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

08-15-400-113-1089 (Affects Unit 1810-2C)
08-15-400-113-1183 (Affects Unit G-15)
1810 W. Hatherleigh Ct, Unit 2C, Mount Prospect, 1' 60056

2-80056 COMMUNICATION OF THE C

2213239020 Page: 4 of 4

# **UNOFFICIAL COPY**

Property of Cook County Clerk's Office

55.00 110.00 165.00 COUNTY: ILLINOIS: TOTAL:





20220401694611 | 0-453-595-024

08-15-400-113-1089