

# UNOFFICIAL COPY

22GNW662818RM 1/2 TK  
RM

Doc#: 2214707352 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/27/2022 11:30 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20220501623604  
ST/CO Stamp 0-697-958-480 ST Tax \$172.50 CO Tax \$86.25

### AFTER RECORDING MAIL TO:

Jeffrey Marks  
3350 Salt Creek Ln #105  
Arlington Heights IL 60005

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Samuel Carmona and Silmara Vitor-Carmona  
1800 Huntington Blvd. Unit AE612  
Hoffman Estates, IL 60169  
544 W. Elle Street  
Romeoville IL 60446

**THE GRANTOR: Michael Flannery married to Misty Flannery\*\***, of 1800 Huntington Blvd., Unit AE612, Hoffman Estates, IL 60169, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Samuel Carmona and Silmara Vitor-Carmona**, husband and wife, of Romeoville Illinois, to have and to hold, 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

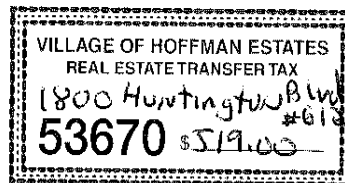
Commonly known as: **1800 Huntington Blvd., Unit AE612, Hoffman Estates, IL 60169**  
PIN: **07-08-101-026-1084 and 07-08-101-026-1214**

Joint tenants  
412 & PA-40

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

**\*\*THIS IS NOT HOMESTEAD PROPERTY AS TO MISTY FLANNERY\*\***



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DATED this 06 day of May, 2022.

Michael Flannery  
Michael Flannery

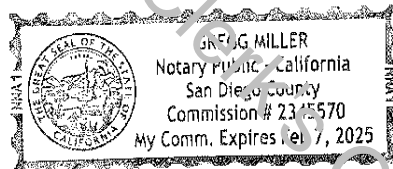
05/06/2022

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael Flannery**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 06 day of MAY, 2022.

[Signature]  
Notary Public



**NAME AND ADDRESS OF PREPARER:**  
Steven L. Nicholas, Esq.  
Piercey & Associates  
Attorney at Law  
1525 S. Grove Ave., Suite 204  
Barrington, IL 60010

Office

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## EXHIBIT "A"

Order No.: 22GNW662818RM

**For APN/Parcel ID(s): 07-08-101-026-1084 and 07-08-101-026-1214**

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UNIT NUMBER AE-612 AND PA-40 IN THE TWELVE OAKS AT MORNINGSIDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN THE MORNINGSIDE PARK SUBDIVISION, A RESUBDIVISION OF LOT 1, EXCEPT THAT PART FALLING IN HUNTINGTON BOULEVARD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 27, 1983 AS DOCUMENT NO. 26486555 AND REGISTERED JANUARY 27, 1983 AS DOCUMENT NO. LR3291903, IN HILL VIEW APARTMENTS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 2005 AS DOCUMENT NUMBER 0518719033, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527019112; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Cook County Clerk's Office