

UNOFFICIAL COPY

22GNW816363GU

112

WARRANTY DEED

AFTER RECORDING MAIL TO:

Nancy El-Rassi
245 Rosewood Ave
Buffalo Grove, IL 60089

Doc#: 2219520079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2022 08:49 AM Pg: 1 of 3

Dec ID 20220601650369
ST/CO Stamp 1-366-525-008 ST Tax \$250.00 CO Tax \$125.00

(Reserved for Recordors Use Only)

MAIL REAL ESTATE TAX BILL TO:

Nancy El-Rassi
245 Rosewood Avenue
Buffalo Grove, IL 60089

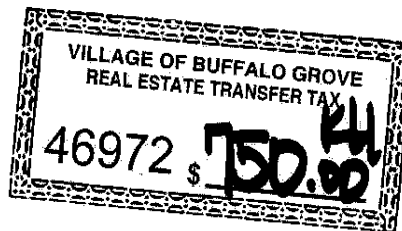
THE GRANTOR: Alvaro Moreno, an unmarried man, of 245 Rosewood Avenue, Buffalo Grove, IL 60089, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nancy El-Rassi, a married woman, of 5825 Emerson Drive, Schiller Park, IL, to have and to hold, 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: 245 Rosewood Avenue, Buffalo Grove, IL 60089
PIN: 03-05-203-016-0000

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.



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DATED this 20 day of June, 2022.

Alvaro Moreno
Alvaro Moreno

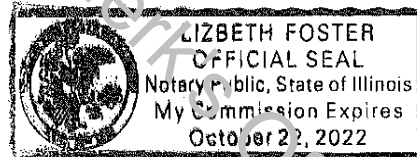
STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alvaro Moreno**, 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 20 day of June, 2022.

Lizbeth Foster
Notary Public

NAME AND ADDRESS OF PREPARER:
Mayra Prado-Pagan
Attorney at Law
505 N Riverside Dr., Suite 202
Gurnee, IL 60031



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LEGAL DESCRIPTION

Order No.: 22GNW816363GU

For APN/Parcel ID(s): 03-05-203-016-0000

LOT 123 BUFFALO GROVE UNIT NO. 2 A SUBDIVISION OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT NORTH 40 RODS) & SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION (EXCEPT SOUTH. 1074.82 FEET) ALSO LOT A & B IN BUFFALO GROVE UNIT NO. 1 A SUBDIVISION IN NORTHWEST 1/4 SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office