

UNOFFICIAL COPY

Doc#: 2223521103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2022 08:24 AM Pg: 1 of 3

Dec ID 20220801612039
ST/CO Stamp 1-842-907-728 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED

1 of 2 2233411

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THE GRANTOR(S), TOMASZ MADRO AND MONIKA MADRO, HUSBAND AND WIFE, of the City of Palatine, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Fidel Chavez and Nereida Chavez, HUSBAND AND WIFE
of 462 E Dundee Road, Palatine, IL 60074 as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS
TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 02-12-200-108-1022
Common Address: 1316 N. Geneva Dr., Unit 1B, Palatine, IL 60074

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DATED this 18th day of August, 2022

[Signature]
TOMASZ MADRO

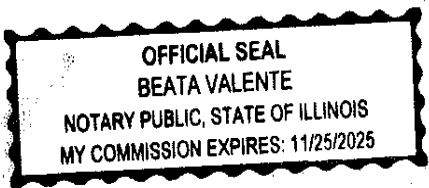
[Signature]
MONIKA MADRO

State of Illinois)
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that TOMASZ MADRO AND MONIKA MADRO, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 18th day of Aug, 2022

[Signature]
NOTARY PUBLIC



DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5911 W. Higgins Ave
Chicago, IL 60630

MAIL DEED TO:
STEVEN M. SHAYKIN PC
5105 TOLLIVER DR #268
ROLLING MEADOWS IL
60008

SEND TAX BILL TO:
Fidel Chavez
462 E. Dundee Rd
Palatine IL 60074

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EXHIBIT A

Legal:

BUILDING 2 UNIT 1316-1B IN WINDSOR COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY DESCRIBED AS FOLLOWS:

THE EAST 5 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTERLINE OF RAND ROAD (ALSO KNOWN AS U.S. ROUTE 12) IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2005 AS DOCUMENT 0503119002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known address: 1316 N. Geneva Dr., Unit 1B, Palatine, IL 60074

PIN #: 02-12-200-108-1022

PIN #:

PIN #:

Township: Palatine

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). 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; and a counter-signature by the Company or its issuing agent that may be in electronic form).