

UNOFFICIAL COPY

Doc#: 2229428323 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2022 04:00 PM Pg: 1 of 2

Dec ID 20221001659447
ST/CO Stamp 0-871-661-136 ST Tax \$192.00 CO Tax \$96.00

TRUSTEE'S WARRANTY DEED

THE GRANTOR

Helene E. Dunne, an unmarried person,
as Trustee under the Helene E. Dunne Trust
Agreement dated July 16, 2008,

of

1413 North Sterling Avenue, Unit 101,

(The Above Space for Recorder's Use Only)

of the Village of Palatine, of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid,
CONVEYS AND WARRANTS to THE GRANTEE

_____, King, _____ married, of
66 West Garling Street, Wheeling, Illinois 60090

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See the 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 in fee simple. SUBJECT TO: General real estate taxes for 2021 and subsequent years; building
setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 02-09-202-010-1008
Address of Real Estate: 1413 North Sterling Avenue, Unit 101, Palatine, Illinois 60074

DATED this 5th day of October, 2022.

Helene E. Dunne

(SEAL)

Helene E. Dunne, Trustee

(SEAL)

(SEAL)

(SEAL)

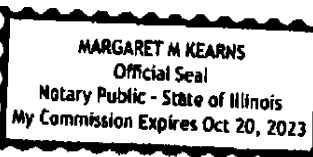
Remote Notarization Certification

I, Margaret M. Kearns, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Helene E. Dunne, also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed consisting of 2 pages, to which this Remote Notarization Certification is made a part thereof.

Signed and sworn to before me this 5th day of October, 2022.

Margaret M. Kearns
Notary Public

(Seal)



HD

This instrument was prepared by: Daniel R. Sanders, 832 North Sanborn Drive, Palatine, Illinois 60074.

PTC 22-18894 Y2

UNOFFICIAL COPY**Legal Description**

of premises commonly known as 1413 North Sterling Avenue, Unit 101, Palatine, Illinois 60074



PARCEL 1: UNIT 1413-101 IN FOREST EDGE CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DUNDEE ROAD AND THE EAST LINE OF STERLING AVENUE ACCORDING TO THE PLAT OF DEDICATION FOR SAID STREETS RECORDED NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22114867; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID STERLING AVENUE FOR A DISTANCE OF 198.47 FEET TO A POINT OF CURVATURE IN SAID EAST LINE; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID STERLING AVENUE, BEING A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 450.40 FEET FOR AN ARC DISTANCE OF 72.69 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 07 SECONDS EAST 442.10 FEET ALONG A LINE THAT INTERSECTS THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AT A POINT THAT IS 1307.05 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS MEASURED ALONG THE WEST LINE OF SAID EAST 362.35 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, 267.50 FEET TO THE SOUTH LINE OF SAID DUNDEE ROAD; THENCE SOUTH 83 DEGREES 07 MINUTES 50 SECONDS WEST 435.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85306229, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. 1413-2040, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 85306229.

PIN: 02-09-202-016-1003

REAL ESTATE TRANSFER TAX

13-Oct-2022

		COUNTY:	98.00
		ILLINOIS:	192.00
		TOTAL:	288.00

02-09-202-016-1003

|20221001659447 | 0-871-681-136

MAIL TO:

Thomas D. Resnick
910 East Oak Street
Lake in the Hills, Illinois 60156

SEND SUBSEQUENT TAX BILLS TO:

Nancy N. King
1413 North Sterling Avenue, Unit 101
Palatine, Illinois 60067

