UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jennifer A. Grabianski 117 E. Sigwalt Street Arlington Heights, IL 60005 Doc#. 2231313363 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/09/2022 03:20 PM Pg: 1 of 3

Dec ID 20221001664290

ST/CO Stamp 0-550-619-472 ST Tax \$597.00 CO Tax \$298.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Jennifer A Grabianski, divorced and not since remarried, of 117 E. Sigwalt Street, Arlington Heights, IL 60005 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to James Luccas and Elaina Luccas, husband and wife, of 33 W. Delaware Place, Unit 14G, Chicago, Illinois 60610, as tenants by the entirety, all right, title, and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-21-309-001-0000

Property Address: 1214 W. Borders Drive, Palatine, Illinois 60067

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homenead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER T			AX 01-Nov-2022	
_		<u> </u>	COUNTY:	298.50
	3 10 2		ILLINOIS:	597.00
			TOTAL:	895.50
	02-21-309-001-0000		20221001664290	0-550-619-472

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Dated this 31 day of Octobe	er, <u>2022</u> .
gunga A Arabrand	l-
Jennifer A. Grabianski	
STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer A. Grabianski 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 acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein sel forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31 day of October, 2022. da.

THIS INSTRUMENT PREPARED BY Chang Legal, LLC 1990 E. Algonquin Rd., Suite 160 Schaumburg, IL 60173

MAIL TO:

Stavros Law Offices 433 N. Milwaukee Avenue Wheeling, IL 60090



SEND SUBSEQUENT TAX BILLS TO:

James Luccas and Elaina Luccas 1214 W. Borders Drive Palatine, IL 60067

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EXHIBIT A LEGAL DESCRIPTION

LOT 73 IN WILLOW WALK, UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, BOTH IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 3, 1971 AS DOCUMENT NO. 2596876, IN COOK COUNTY, ILLINOIS.

Property of County Clark's Office