

UNOFFICIAL COPY

Saturn Title LLC
2233507

2024

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



Doc# 2231322004 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2022 09:30 AM PG: 1 OF 4

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Lisa M. Bierbower and David F. Stewart, Being all the Heirs of the Estate of Marlene Drury, deceased of the City of Palatine, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Christopher Matthiessen, a single man of 9731 Fox Glen Dr., Unit 6C, Niles, IL 60714,

- 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, however, to the general taxes for the year of 2021 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 02-24-105-023-1077

Property Address: 945 E. Kenilworth Ave., Unit 320, Palatine, IL 60074

Dated 11/11/2022

Lisa M Bierbower


David F Stewart

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lisa M Bierdower and David F Stewart personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

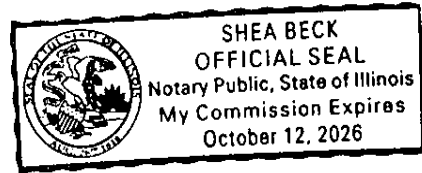
Given under my hand and notarial seal, this 18th day of November 2022



Notary Public

My commission expires: 10/12/26

THIS DOCUMENT PREPARED BY:
Prospect Law Group LLC
41 S. Prospect Ave Suite 201
Park Ridge, IL 60068



MAIL TAX BILL TO:
Christopher Matthiessen
9731 Fox Glen Dr., Unit 6C
Niles, IL 60714

MAIL RECORDED DEED TO:
Christopher Matthiessen
9731 Fox Glen Dr., Unit 6C
Niles, IL 60714

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-Nov-2022



COUNTY:
ILLINOIS:
TOTAL:

62.50
125.00
187.50

02-24-105-023-1077

20221001679790

1-292-527-952

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **UNIT 320 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:**

LOT 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 1 DEGREE 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145 FEET; THENCE NORTH 56 DEGREES 00 MINUTES WEST FOR 100 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 3 SECONDS WEST FOR 68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTER OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651 WHICH SURVEY IS ATTACHED TO AND PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED JULY 3, 1973 AS DOCUMENT 2702050 AND CERTIFICATE OF CORRECTION REGISTERED AUGUST 3, 1973 AS DOCUMENT 2708535, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-24-105-023-1077

PIN#

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