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Doc#: 2234733261 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2022 02:45 PM Pg: 1 of 4

Dec ID 20221201611526
ST/CO Stamp 0-886-410-576 ST Tax \$16.00 CO Tax \$8.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Wioletta Gush, of Vashon, WA 98070 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 Wojciech Glinski, of 912 E. Old Willow Rd., Apt. 104, Prospect Heights, IL 60070 in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 03-24-202-027-1315

Property Address: 960 East Old Willow Road, Garage Unit 15-G, Prospect Heights, IL 60070

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

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

SEE PERMITTED EXCEPTIONS ATTACHED AS EXHIBIT "B"

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Dated this 3rd day of October, 2022.

Wioletta Ghosh
Wioletta Ghosh

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

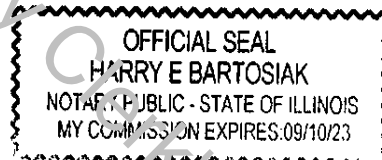
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wioletta Ghosh personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of October, 2022.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY

Harry E. Bartosiak
Bartosiak Law LLC
1834 Walden Office Square, Suite 575
Schaumburg, IL 60173



MAIL TO:

Wojciech Glinski
912 E. Old Willow Rd., Apt. 104
Prospect Heights, IL 60070

SEND SUBSEQUENT TAX BILLS TO:

Wojciech Glinski
912 E. Old Willow Rd., Apt. 104
Prospect Heights, IL 60070

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 15-G IN WILLOW WOODS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO PART OF LOT 5 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1972 AND KNOWN AS TRUST NUMBER 77346, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON JANUARY 15, 1979, AS DOCUMENT NUMBER 24826442, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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EXHIBIT "B" PERMITTED EXCEPTIONS

The Land lies within the boundaries of special service area number 8, as disclosed by ordinance recorded as document 1117530194, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

F 12. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Comcast of Illinois XI, LLC, for purpose broadband internet services, recorded on February 16, 2012 as Document No. 1204710024, affects common elements.

G 13. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded February 1, 1979 as Document No. 24826422, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act.

H 14. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for road purposes.

(Affects underlying Land forming part of the common elements)

I 15. Easement over the South 2 rods of the South 53 acres of the North East Quarter of Section 24, Township

42 North, Range 11, East of the Third Principal meridian (except that part lying East of the West line of River Road) for a road, reserved in the Deed from Alma C. Reedy and Helen T. Reedy to Ignatius T. Connolly, dated February 1, 1923 and recorded February 5, 1923 as document 7798433.

(Affects underlying Land forming part of the common elements)

J 16. Easement over the South 2 rods of the Land for a private driveway and public utilities, as created by Grant

of Mutual Easements dated March 13, 1963 and recorded March 18, 1963 as document 18745223.

(Affects underlying Land forming part of the common elements)

K 17. Rights of the public, the State of Illinois, the municipality and the adjoining owners in and to the South 40

feet of the underlying Land; (1) as created by Grant of Easement and Plat thereof recorded February 19, 1969 as document 20761517, and (2) as created by Plat of Dedication recorded April 12, 1971 as Temporary Easement for highway and incidental purposes over the Easterly 5 feet of the underlying Land (except that part lying in the South 40 feet dedicated for Willow Road and except that part lying in the Northerly 47.6 feet, as measured along the Westerly line of River Road as now located) as created by Grant from Manufacturers Life Insurance Company to the people of the State of Illinois, for the use of the Department of Transportation, dated February 27, 1976 and recorded May 5, 1976 as document 23474247.

(Affects underlying Land forming part of the common elements)

M 19. Easement in, upon, along and under the underlying Land for the purpose of installing and maintaining all

equipment necessary to serve the Land and other property with water and sanitary sewer lines and appurtenant facilities, together with the right of access to said equipment, as created by Grant and perpetual right and easement made by American National Bank and Trust Company of Chicago, as Trustee under Trust no. 28397, to Citizens Utilities Company of Illinois, dated December 6, 1971 and recorded December 23, 1971 as document 21757788.

(Affects part of the underlying Land forming part of the com