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23009570280

Special Warranty Deed

DOCUMENT PREPARED BY:

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Tel. (847) 297-9977

Doc# 2300957028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/09/2023 01:03 PM PG: 1 OF 2

THIS DEED, made this December 16, 2022, between **Joanna Fortuna**, an unmarried woman, party of the first part, residing in Chicago, Illinois, and **Anna Paliga**, an unmarried woman, party of the second part, residing in Schaumburg, Illinois, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby confirmed, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to her heirs and assigns, FOREVER, all the following described real estate:

PARCEL 1: UNIT NUMBER 503 IN MILL RIVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL A: LOTS 8, 9, 10 AND 11 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN THE ORIGINAL TOWN OF RAND, NOW THE VILLAGE OF DES PLAINES, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1882 IN BOOK 17 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 411828, IN COOK COUNTY, ILLINOIS. PARCEL B: THE SEVEN FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS. PARCEL C: LOTS 6, 7, 8 AND THE EAST 3 FEET OF LOT 9 MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN LEE'S SUBDIVISION OF LOTS 7 AND 8 IN THE TOWN OF RAND IN SECTION 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08224100671 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-21 AND P-49 AND STORAGE SPACE S-12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822410067.

PIN: 09-16-303-031-1027

ADDRESS: 1670 Mill Street, Unit 503, Des Plaines, IL 60016

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done

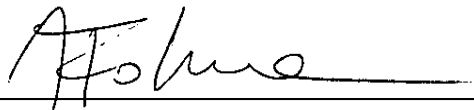
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anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

This Deed is subject to: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Easements and building lines; (c) Covenants, conditions and restrictions of record; and (d) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association laws and installments due after the Closing of association assessments.

This Real Estate is not a homestead property and is not subject to the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.




Joanna Fortuna

State of Illinois, County of Cook) SS. I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Joanna Fortuna**, personally known to me to be the same individual(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 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 official seal, this December 16, 2022.







Notary Public

RETURN TO / MAIL TAX BILLS TO : Anna Paliga

1670 Mill Street, Unit 503, Des Plaines, IL 60016

22155019 2/4
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Real Estate Transfer Tax
No. 68699
\$2.00 per \$1,000.00
DESPAINES 12/14/22
1670 MILL ST 503
CITY OF DES PLAINES

REAL ESTATE TRANSFER TAX		09-Jan-2023
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00
09-16-303-031-1027		20221201613443 2-025-395-024