

UNOFFICIAL COPY

Doc# 2303741232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 02:43 PM Pg: 1 of 4

Dec ID 20230201646331
ST/CO Stamp 0-633-427-792 ST Tax \$220.00 CO Tax \$110.00

WARRANTY DEED ILLINOIS STATUTORY

Michael Del Boccio, Joseph Del Boccio,
Carmen Del Boccio and Nicholas Del Boccio
as heirs of Laura M. Del Boccio, deceased 76
Margate Ct.D2
Schaumburg, IL 60193

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Del Boccio, ^{married} Joseph Del Boccio, ^{single} Carmen Del Boccio, ^{widower} and Nicholas Del Boccio as heirs of the estate of Laura M. Del Boccio, deceased of 76 Margate Ct, D2, Schaumburg, IL 60193 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Young Chang Chang, * of 710 Whalom Lane, Schaumburg, IL 60173, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* married ** unmarried man

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-22-402-045-1300

Property Address: 76 Margate Ct., D2, Schaumburg, IL 60193

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 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.

Dated this 20th day of January , 2023.



Michael Del Boccio, heir of the estate of
Laura M. Del Boccio, deceased



Carmen Del Boccio, heir of the estate of
Laura M. Del Boccio, deceased



Nicholas Del Boccio, heir of the estate of
Laura M. Del Boccio, deceased

FIRST AMERICAN TITLE
FILE # AF1031399

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Del Boccio, Carmen Del Boccio and Nicholas Del Boccio personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 20th day of January, 2023.



Laura DiAndrea Vano
Notary Public

THIS INSTRUMENT PREPARED BY
Laura Di Andrea-Iversen
Iversen Law
119 S. Emerson Street, #262
Mt. Prospect, IL 60056

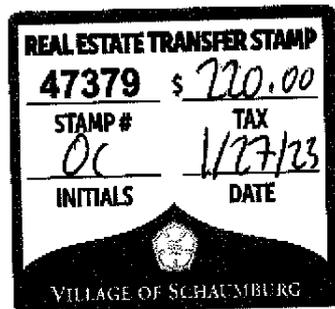
MAIL TO:

Law Offices of Jay H. Chie
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

Young Chang Chang
76 Margate Ct.
D2
Schaumburg, IL 60193

* This is non homestead property as to the rights of the grantors



UNOFFICIAL COPY

Dated this 23rd day of January 2023.



JOSEPH DEL BOCCIO, HEIR OF THE ESTATE OF
LAURA M. DEL BOCCIO

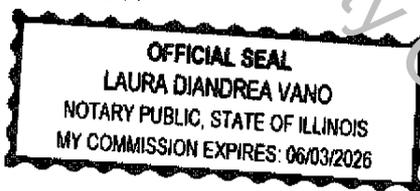
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Del Boccio, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of January, 2023

Laura Diandra Vano (Notary Public)



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT 1-10-39 RD-2 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 01, 1977 AND KNOWN AS TRUST NUMBER 22502, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24383272, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AND IN ACCORDANCE WITH AMENDED DECLARATIONS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO ALL GARAGE UNITS AS SET FORTH ON SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.