

UNOFFICIAL COPY

Doc#: 2306933349 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2023 02:54 PM Pg: 1 of 3

#236642371

Warranty Deed (Individual to Individual)

Dec ID 20230201649489
ST/CO Stamp 1-488-437-456 ST Tax \$105.00 CO Tax \$52.50

Mail to: Ramon & Lucrecia Del Rio
- 29010 N Gilmer Road
Mundelein, IL 60060

Name & Address of Taxpayer:
Ramon & Lucrecia Del Rio
- 29010 N Gilmer Road
Mundelein, IL 60060

GRANTOR, Hector Robago, unmarried, of 10331 Privet Drive, Crown Point, Indiana, in consideration of Ten Dollars (\$10.00) and other consideration CONVEYS and WARRANTS to the GRANTEE, Ramon Del Rio and Lucrecia Del Rio, Husband and Wife, of 29010 N Gilmer Rd, Mundelein, Illinois, the following described real estate, as Joint Tenants, to wit:

PARCEL 1: UNIT 5-106 IN WINDHAVEN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCONVERTED AREA, RECORDED IN COOK COUNTY AS DOCUMENT 250099759 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY

PARCEL 2: NON-EXCLUSIVE IN PERPETUITY FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED JUNE 1, 1971 AND RECORDED SEPTEMBER 30, 1971 AS DOCUMENT 21648039 FORM AGNES C SPLITT AND ROY J SPLITT HER HUSBAND, TO AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, AS TRUSTEE UNDER TRUST 22-76504-00-3, ITS SUCCESSOR AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, USE AND MAINTENANCE OF A LIFT STATION INCLUDING THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND LINES REQUIRED IN CONNECTION THEREWITH, OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH 2096.75 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, 1104.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 145 FEET; THENCE NORTH 295 FEET; THENCE EAST 145 FEET; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, 295 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN: 02-01-302-077-1180

Property address: ^A 5 E. Dundee Quarter Dr, #106, Palatine, IL 60074

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Subject to: General real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; building lines and easements.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as Joint Tenants forever.

DATED this 17 day of February, 2023.

[Signature]

Hector Rabago

STATE OF Illinois)
) ss.
COUNTY OF McHenry)

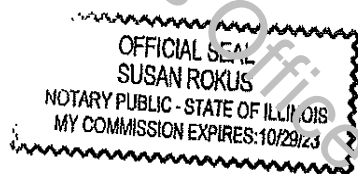
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hector Rabago, personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered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

Given under my hand and notarial seal, this 17 day of February, 2023.

[Signature]

Notary Public

My Commission expires: 10/29/23.



This instrument prepared by:

Christine E. Rogan
Attorney at Law
P.O. Box 7007
Algonquin, IL 60102-7007

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LEGAL DESCRIPTION:

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PIN: 02-01-302-077-1180
PALATINE TOWNSHIP

Cook County Clerk's Office