

UNOFFICIAL COPY

Doc#: 2307346214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2023 01:30 PM Pg: 1 of 3

WARRANTY DEED

Individual

MAIL TAX BILL TO:

Thomas Castellani
489 Green Bridge Lane
Prospect Heights, Illinois 60070

Dec ID 20230301665660
ST/CO Stamp 1-712-783-568 ST Tax \$250.00 CO Tax \$125.00

MAIL RECORDED DEED TO:

Thomas Castellani
489 Green Bridge Lane
Prospect Heights, Illinois 60070

THE GRANTOR, STEVEN J. MARTIN, a single man, of 489 Green Bridge Lane, Prospect Heights, Illinois 60070, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid,

CONVEYS AND WARRANTS to THOMAS CASTELLANI, a(n) unmarried person

_____, of _____

_____, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 03-26-100-015-1630

Property Address: 489 Green Bridge Lane, Prospect Heights, Illinois 60070

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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DATED this 28 day of FEB, 23.

Ste Mol

STEVEN J. MARTIN

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **STEVEN J. MARTIN**, 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 he signed, sealed and delivered the said instrument, as his 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 28 day of February, 23.



[Signature]

Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

Notary of Cook County Clerk's Office

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Exhibit "A" – Legal Description

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

UNIT NUMBER 1-36-2-U IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 24978, RECORDED NOVEMBER 12, 1982 AS DOCUMENT NUMBER 26410009, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office