

UNOFFICIAL COPY

Doc#: 2308310014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2023 09:41 AM Pg: 1 of 3

Dec ID 20230301673603
ST/CO Stamp 0-002-173-136 ST Tax \$210.00 CO Tax \$105.00

WARRANTY DEED

State of Illinois
County of Cook

FIRST AMERICAN TITLE
FILE # FF1032617

THE GRANTOR, Naomi Beer, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to: Anthony Korpalski of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

a single man
THAT PART OF LOT 93 OF PARKWOOD II- UNIT ONE, LYING EAST OF A LINE COMMENCING 36.06 FEET EAST OF THE SOUTHWEST CORNER THEREOF (AS MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT), AND RUNNING THENCE NORTHERLY TO A POINT OF THE NORTHERLY LINE OF SAID LOT, 49.04 FEET EAST (AS MEASURED ALONG THE ARC) OF THE NORTHWEST CORNER THEREOF; PARKWOOD II, UNIT ONE, BEING A SUBDIVISION OF PART OF SECTIONS 17, 19 AND 20, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 1979 AS DOCUMENT NO. 24979976, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

Permanent Real Estate Index no. 06-20-107-023-0000
Address of Property: 1343 Inverness Drive, Elgin, IL 60120

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY

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Dated this 12th Day of March 2023



Naomi Beer

State of Illinois, County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above person is personally known to me to be the same persons whose name subscribed to the foregoing Instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th day of March, 2023.





Notary Public

Prepared by:

Christopher R. Karsten
Karsten Law Offices, LLC
155 N. Wacker Dr., Ste. 4250
Chicago, IL 60606

Mail to:

Anthony Korpalski
1343 Inverness Drive
Elgin, IL 60120

Name and Address of Taxpayer:

Anthony Korpalski
1343 Inverness Drive
Elgin, IL 60120

Cook County Clerk's Office

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CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

3/21/23
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed #: _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- Single Family Resident
- Condo, Co-op, or Town Home
- (2-) Unit (Residential)
- 3 or More Unit (Residential)
- Commercial
- Industrial
- Vacant Land
- Other (Attach Description)

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-521-6001 Monday through Friday, 7:00 AM to 5:30 PM

Address of Property 1343 Inverness Dr 60120
Street Zip Code

Permanent Property Index No.: 06-20-107-023-0000

Date of Deed 3/21/23 Type of Deed: Warranty

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

Naomi Beer 921 Sunnyside Rd, Roselle, IL 60172
Name Address, City, State, Zip
[Signature] 3/15/23
Signature Date Signed

GRANTEE

Anthony Korpalski 1343 Inverness Dr, Elgin, IL 60120
Name Address, City, State, Zip
[Signature] 3/15/23
Signature Date of Signature