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Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 03:31 PM Pg: 1 of 3

Dec ID 20230301671329
ST/CO Stamp 0-726-145-232 ST Tax \$190.00 CO Tax \$95.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Ernest L. Rose, Esq.
11 S. Dunton Avenue
Arlington Heights, IL 60004

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. Charles, IL 60175 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Marinela Petrova, single woman, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

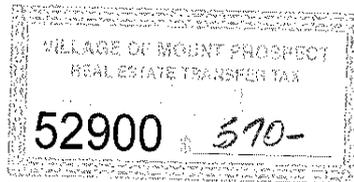
Permanent Index Number(s): 08-14-401-093-1019

Property Address: 701 W. Huntington Commons Rd., Unit 201, Mount Prospect, IL 60056

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.

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

Prepared by:
Karrsten Goettel, Esq.
Ariano Hardy Ritt
2000 McDonald Road, Ste 200
South Elgin, IL 60177



[signature on next page]

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 201 IN LAKESIDE CONDOMINIUM "C" AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

PART OF LOT IN KENROY'S HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION MADE BY FREDINIA DEVELOPERS, INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23714336, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED FEBRUARY 11, 1971 AND RECORDED FEBRUARY 19, 1971 AS DOCUMENT 21401332 AND FILED AS DOCUMENT LR2542367 FOR INGRESS AND EGRESS AND AS CREATED BY DEED FROM MT. PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST NO. 539 TO FRANK A. RUSSO AND INIS RUSSO, HIS WIFE, DATED JUNE 9, 1977 AND RECORDED JULY 13, 1977 AS DOCUMENT 24011566, IN COOK COUNTY, ILLINOIS.