

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2309713151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2023 02:15 PM Pg: 1 of 3

Dec ID 20230301675532
ST/CO Stamp 0-181-205-200 ST Tax \$145.00 CO Tax \$72.50

Property
(C) 230009736V
10/1

(The Above Space for Recorder's Use Only)

THE GRANTOR Edith Tamar Overs, a single person, 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 Grandview Capital, LLC, an Illinois Limited Liability Company, of 36W995 Red Gate Road, St Charles, IL 60175, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 02-24-105-025-1094
Property Address: 245 South Park Lane Unit 423, Palatine, IL 60074

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

[Signature Page Follows]

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LEGAL DESCRIPTION

Order No.: 23001973GV

For APN/Parcel ID(s): 02-24-105-025-1094

PARCEL 1:

UNIT 423 IN THE WILLOW CREEK CONDOMINIUM NO. 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THE WILLOW CREEK APARTMENT ADDITION, A RESUBDIVISION OF PART OF WILLOW CREEK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON NOVEMBER 12, 1971 AS DOCUMENT NO. LR2592936 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED JULY 20, 1971 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1971 AS DOCUMENT NO. LR2592935 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE EAST 30 FEET OF LOT 1, AND ALSO THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 153 FEET OF THE NORTH 316 FEET OF SAID LOT 1 ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. LR2536651, ALL IN COOK COUNTY, ILLINOIS.