UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Alana Francisco an unmarried woman, of the village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to

Doc#. 2311419037 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/24/2023 09:47 AM Pg: 1 of 3

Dec ID 20230401600088

ST/CO Stamp 0-301-079-760 ST Tax \$210.00 CO Tax \$105.00

Ivan Koziuk, a <u>n UN</u> marrie 1][[n0:5	ed man, of \subseteq	<u>chillerfark</u>
1)(inois)		_, all interest
in the following described	Real Estate	(together with
any improvements thereon	ı), to wit:	

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 1243 E. Baldwin Ln., Unit 506, Palatine, IL 60074

PIN: 02-12-200-021-1037

situated in the County of Cook, State of like is, hereby releasing and waiving all rights under and by virute of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

DATED this 11 day of April, 2023

Alana Francisco (SEAI

AFTER RECORDING MAIL TO: SATURN TITLE, LL : 1030 W. HIGGINS RD. SUFTE 365 PARK RIDGE, IL 60068

STATE OF ILLINOIS) SS COUNTY OF COOK) D 334965

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Alana Francisco, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that

2311419037 Page: 2 of 3

UNOFFICIAL COPY

he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 11th day of April, 2023.

NOTARY PUBLIC

OFFICIAL SEAL

M A ROGOWSKI

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/29/2024

My commission expires:

THIS DOCUMENT PREPARED BY: Erlan David Gallermo P.O. BOX 2383 Bridgeview, IL 60455

MAIL TAX BILL TO: Ivan Koziuk 1243 E. Baldwin Ln., Unit 506 Palatine, IL 60074 MAIL RECORDED DEED TO: Ivan Kozillk 1343 E. Baldwin Ln. isnit 506 Palatine IL CO074

Clart's Office

UNOFFICIAL COPY

Legal Description: UNIT 506 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAN TROPAI CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23448135, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIA, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 23536253 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-12-200-021-1037

PIN# PIN#

Property Address: 1243 L. Baidwin Ln., Unit 506, Palatine, IL 60074