

UNOFFICIAL COPY

Doc# 2313510031 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/15/2023 11:05 AM Pg: 1 of 2

Dec ID 20230501616574

ST/CO Stamp 1-815-827-152 ST Tax \$110.00 CO Tax \$55.00

WARRANTY DEED

RETURN TO: Jesse K. Mysdinski
2176 Gladstone Ct, Sk D
Bluebell Heights IL 60089

SEND TAX BILLS TO:

CAITLIN HANSCOM

950 E. Wilmette Rd, Unit 121
Palatine, IL 60074

THE GRANTOR(S), **SHANNON GRUDEWICZ**, a married woman to Bradford Duncan Jr. of Arizona and **KRISTEN GRUDEWICZ**, a single woman of Illinois, as the **Heirs at Law of KATHLEEN SEMEL**, deceased for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

CAITLIN HANSCOM, Unmarried Woman

Strike Inapplicable:

a) ~~As Tenants in Common~~

b) ~~Not in Tenancy in Common, but in Joint Tenancy~~

c) ~~Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~

☒ As an Individual

The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

UNIT NUMBER 121 IN THE WILLOW CREEK NUMBER 7 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 TOGETHER WITH THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 7, THENCE EASTERLY ALONG SOUTHERLY LINE OF LOT 7 FOR 200 FEET, THENCE NORTHWESTERLY 187.68 FEET MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF LOT 7 THAT IS 30 FEET NORTHEASTERLY OF THE SOUTH WEST CORNER OF LOT 7 AS MEASURED ALONG SAID WESTERLY LINE OF LOT 7, THENCE SOUTHWESTERLY ALONG THE SAID LINE OF LOT 7 FOR 30 FEET TO THE POINT OF BEGINNING 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, (EXCEPT THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM REGISTERED WITH THE REGISTRAR OF TITLES FILED AS DOCUMENT LR 3238055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

P.I.N.: 02-24-105-021-1020

Address of Property: **950 E. Wilmette Rd, Unit 121, Palatine, IL 60074**

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

Dated this 10 day of May, 2023.

X (SEAL)

SHANNON GRUDEWICZ, HEIR

*Not homestead property

X (SEAL)
KRISTEN GRUDEWICZ, HEIR
*Not homestead property

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STATE OF IL } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **SHANNON GRUDEWICZ AND KRISTEN GRUDEWICZ**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 10 day of May, 2023.

NOTARY PUBLIC

My commission expires on

12/15, 2024

NAME and ADDRESS OF PREPARER:
PARAGRAPH
ANGELINA & HERRICK, P.C.
635 S. WASHINGTON STREET
NAPERVILLE, IL 60540
(630) 210-8781

EXEMPT UNDER PROVISIONS OF

SECTION 4,
REAL ESTATE TRANSFER ACT
DATE:

Signature of Buyer, Seller or Representative

