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2d NW 7149 220 RM

1/2 TK RM

WARRANTY DEED

AFTER RECORDING MAIL TO:

David E. Alms
Attorney at Law
2815 Forbs Ave., Suite 107
Hoffman Estates, IL 60192

Doc#: 2313808087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 12:09 PM Pg: 1 of 3

Dec ID 20230401696711
ST/CO Stamp 1-836-282-576 ST Tax \$185.00 CO Tax \$92.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Seanette R. Zappel
554 Manor Cir., #C
Schaumburg, IL 60194

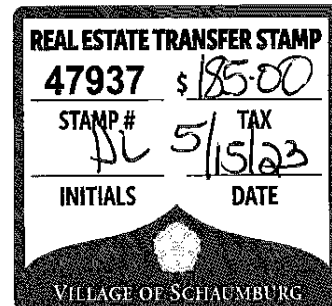
THE GRANTOR: Marion E. Murphy, a single person, of the Village of Fox River Grove, County of McHenry, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Seanette R. Zappel**, a single person, of **554 Manor Cir., #C, Schaumburg, IL 60194**, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 554 Manor Cir., #C, Schaumburg, IL 60194
PIN: 07-18-404-153-1041

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

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.



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LEGAL DESCRIPTION

Order No.: 22NW7149220RM

For APN/Parcel ID(s): 07-18-404-153-1041

PARCEL 1:

UNIT NUMBER 41 OF SHEFFIELD MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN SHEFFIELD MANOR SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 1972 AS DOCUMENT LR 2660814, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS DATED OCTOBER 15, 1971 AND FILED DECEMBER 3, 1971 AS DOCUMENT LR 2596889 AND AMENDED BY DOCUMENT LR 2660813 FILED NOVEMBER 17, 1972, AND AS SHOWN ON THE PLAT OF SUBDIVISION FILED NOVEMBER 6, 1972 AS DOCUMENT LR 2653600, AND AS SET FORTH ON PLAT OF SUBDIVISION FILED AUGUST 29, 1973 AS DOCUMENT LR 2713801.

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