

UNOFFICIAL COPY

Doc#: 2313913082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2023 10:23 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Independent Administrator to Individual

Dec ID 20230501618160
ST/CO Stamp 0-508-408-528 ST Tax \$160.00 CO Tax \$80.00

Name & Address of Future

Taxpayer: *+ mail to*

Gregory K. BAHRAMIS
832 E. Coach Rd., Unit #3,
Palatine, IL 60074-1837

(After recording please mail
future tax bills to above.)

FIRST AMERICAN TITLE
FILE # *AF1032821*

THE GRANTOR, Alina D. HARASEMIUC, Widow and Independent Administrator of the Estate of Dorin BOGZA, Deceased, of the Village of Palatine, County of Cook, and State of Illinois; as appointed by letters of office still in effect by the Probate Court of the Circuit Court of Cook County, Illinois in case number 2022P007887; for and in consideration of TEN DOLLARS and 00/100, and other good and valuable consideration in hand paid, does PREMISE, RELEASE, GRANT, CONVEY, and WARRANT on to GRANTEE: Gregory K. BAHRAMIS, divorced and not since remarried, in fee simple, of 1433 Lake Louise Drive, Palatine, IL 60074, of the Village of Palatine, the County of Cook, and State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address(es) of Real Estate: 832 E. Coach Rd., Unit #3, Palatine, IL 60074.

Permanent Real Estate Index Number: 02-01-100-015-1315

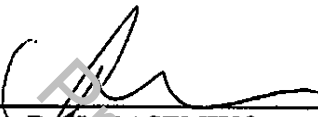
THE GRANTOR, does covenant, promise, and agree, to and with the GRANTEE that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, will WARRANT and DEFEND, subject to those exceptions set forth below.

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 yet due and payable for the year 2022, and subsequent years.

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

IN WITNESS WHEREOF, said GRANTOR, has caused her name to be signed as set forth below on this 11th day of May, 2023.



 Alina D. HARASEMIUC,
 Widow and Independent Administrator
 of the Estate of Dorin BOGZA, Deceased,

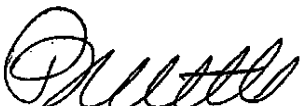
~~5-11-23~~ 5-11-23

 DATE 

State of ILLINOIS
County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named appeared before me in person, Alina D. HARASEMIUC, Widow and Independent Administrator of the Estate of Dorin BOGZA, Deceased, known to me after showing a valid driver's license or state identification card along with court documents, and proved to me to be the person whose name is subscribed to the foregoing instrument and swore to and affirmed after signing and delivering the said instrument before me that she freely and voluntarily executed the same for the purposes and considerations therein expressed including and hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.

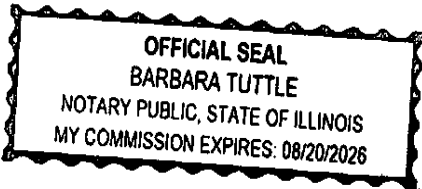
Given under my hand and seal on this 11th day of May, 2023



 Notary Public Signature

5-11-23

 Date



8/20/26

 My Commission Expires

Prepared By: Law Office of Marilena Albu; 9114 Waukegan Rd. #904: Morton Grove, IL 60053; P: 847.899.7531

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LEGAL DESCRIPTION:

UNIT NUMBER 1725-3 IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25234962, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 932 E. Coach Rd., Unit #3, Palatine, IL 60074.

Permanent Real Estate Index Number: 02-01-100-015-1315