

# UNOFFICIAL COPY

Saturn Title LLC  
2335489

Saturn Title  
2335489  
1 of 2

Doc#: 2316045150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2023 11:45 AM Pg: 1 of 3

Dec ID 20230501628628  
ST/CO Stamp 1-718-844-112 ST Tax \$190.00 CO Tax \$95.00

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, **Harold F. Phillips and Phyllis A. Phillips**, husband and wife residing at 675 Pearson Street., Unit 405, Des Plaines, Illinois 60016, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Ilgisbek Dosaliev**, a single man residing at 835 Pearson St., Unit 411, Des Plaines, Illinois 60016, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

### See Attached Exhibit A

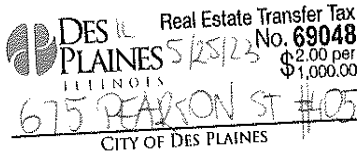
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Permanent Index Number: 09-17-416-029-1018

Property Address: <sup>S</sup>675 Pearson Street, Unit 405, Des Plaines, Illinois 60016  
<sub>A</sub>

Dated: June 7, 2023




Harold F. Phillips by Emma M. Guller  
his attorney in fact  
Phyllis A. Phillips by Emma M. Guller  
her attorney in fact  
Phyllis A. Phillips

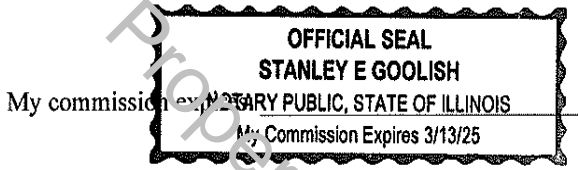
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harold F. Phillips and Phyllis A. Phillips are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as 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 7<sup>th</sup> day of June, 2023

  
\_\_\_\_\_  
Notary Public



**THIS DOCUMENT PREPARED BY:**  
The Law Office of Stanley E. Goolish, P.C.  
410 Blackhawk Drive  
Schaumburg, Illinois 60193

**MAIL TAX BILL TO:**  
Ilgisbek Dosaliev  
675 Pearson Street, Unit 405  
Des Plaines, Illinois 60016

**MAIL RECORDED DEED TO:**  
John Hoscheit  
1001 E. Main Street *SVKEG*  
St. Charles, Illinois 60174

Property of Cook County Clerk's Office

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## EXHIBIT A

**Legal:**

UNIT 1-405 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS PARKING SPACE NUMBER P1-89 AND STORAGE SPACE S1-89, AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Commonly known address: 675 S. Pearson St., Unit 405, Des Plaines, IL 60016

PIN #: 09-17-416-029-1018

Cook County Clerk's Office