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CT Dale
236NW 688076 Rm/RD

Doc#: 2318028090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 10:11 AM Pg: 1 of 3

Dec ID 20230601656090
ST/CO Stamp 0-940-314-320 ST Tax \$238.00 CO Tax \$119.00

This instrument prepared by:

Shawn M. Good



The Good Law Group

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTOR(S), Anntoinette P. Viviano and Charles Viviano of the City of Palatine, County of Cook, State of Illinois, for and in consideration of ten dollar (\$10.00), and other good and valuable consideration, in hand paid, convey(s) and WARRANT to Bonnie L. Snow Declaration of Trust Dated 12/21/2000.

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

The Land is described as follows:

UNIT NUMBER 405 IN THE WILLOW CREEK NUMBER 7 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 TOGETHER WITH THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE EASTERLY ALONG THE 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 SOUTHWEST CORNER OF LOT 7 AS MEASURED ALONG SAID WESTERLY LINE OF LOT 7, THENCE SOUTHWESTERLY ALONG THE SAID WEST 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 NUMBER LR 3238055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: General real estate taxes for the 2nd installment of 2022 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Real Estate Index Number(s): 02241050211092

Address of Real Estate: 950 E Wilmette Rd, Unit 405, Palatine, IL 60074

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Dated this 21 day of June, 2023

Anntoinette P. Viviano
Anntoinette P. Viviano

Charles Viviano
Charles Viviano

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Anntoinette Viviano and Charles Viviano, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 21 day of June, 2023.

Shawn Good
Notary Public

This Instrument was prepared by:
Shawn Good
800 E. Northwest Highway, Suite 814
Palatine IL 60071



Future Tax Bills to
Bonnie L. Snow
950 E. Wilmette #405
Palatine IL 60074

After recording return document to:
23 Local LLC
Attn: J Benweaver
1600 Golf Rd #1200
Rolling Meadows IL 60008

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EXHIBIT "A"

Order No.: 23GNW688076RM

For APN/Parcel ID(s): 02-24-105-021-1092

UNIT NUMBER 405 IN THE WILLOW CREEK NUMBER 7 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 TOGETHER WITH THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE EASTERLY ALONG THE 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 SOUTHWEST CORNER OF LOT 7 AS MEASURED ALONG SAID WESTERLY LINE OF LOT 7, THENCE SOUTHWESTERLY ALONG THE SAID WEST 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 NUMBER LR 3238055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office