

UNOFFICIAL COPY

Doc# 2318833373 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 03:55 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230601645799
ST/CO Stamp 0-234-233-552 ST Tax \$342.00 CO Tax \$171.00

FIRST AMERICAN TITLE
FILE #

af 1035299

THE GRANTOR, **NICHOLAS SVANASCINI**, an unmarried person, of 900 Lee St., Unit 204, Des Plaines, IL 60016, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to, **MEGAN VANA**, an unmarried person, of 207 S. Maple Street, Unit 314, Mount Prospect, IL 60056, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

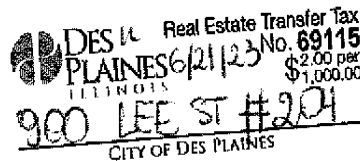
SEE ATTACHED EXHIBIT "A"

Permanent Index Number: 0920-203-033-1004

Property Address: 900 Lee St., Unit 204, Des Plaines, Illinois 60016

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

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.



[SIGNATURE PAGE TO FOLLOW]

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DATED this 29 day of June 2023.

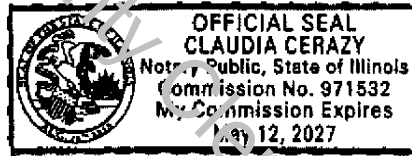
Nicholas Svanascini
NICHOLAS SVANASCINI

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that **NICHOLAS SVANASCINI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of June 2023.

Claudia Cerazy
NOTARY PUBLIC
Commission Expires



This Instrument prepared by: Kathy Svanascini, Attorney at Law, Midwest Law Group, 18700 S. Wolf Road, Suite 211, Mokena, IL 60448

MAIL TO:

Megan K. Vana
900 Lee St. #204
Des Plaines, IL 60018

SEND SUBSEQUENT TAX BILLS TO:



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SIENNA CONDOMINIUMS, AS DELINEATED AND DEFINED DECLARATION RECORDED AS DOCUMENT NO. 0508345030, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-16 AND STORAGE SPACE S-16.

Permanent Index #'s: 09-20-203-033-1004 (Vol. 90) and 09-20-203-033-1004

Property Address: 900 Lee Street, 204, Des Plaines, Illinois 60016

Property of Cook County Clerk's Office