

UNOFFICIAL COPY

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WARRANTY DEED
Statutory (Illinois)

Doc#: 2319410031 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 10:05 AM Pg: 1 of 2

Dec ID 20230601661854
ST/CO Stamp 1-711-308-496 ST Tax \$335.00 CO Tax \$167.50

THE GRANTORS, JOSEPH ZACHARA and GALYNA ZACHARA, husband and wife, of the City of Des Plaines, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS as follows: an undivided 95% interest to RICHARD L. ALLEGRETTI, as Trustee of THE RICHARD L. ALLEGRETTI TRUST DATED AUGUST 19, 2015 of Park Ridge, Illinois and an undivided 5% interest to EDWARD ALLEGRETTI of Park Ridge, Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2022 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium 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 of Condominium

Real Estate Tax Number: 09-16-303-024-1019
Address of Real Estate: 659 S. Des Plaines River Road, Unit 6A, Des Plaines, IL 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.

DATED this 8th day of July, 2023

Joseph Zachara (SEAL)
Joseph Zachara

Galyna Zachara (SEAL)
Galyna Zachara

STATE OF ILLINOIS }
COUNTY OF LAKE } ss:



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH ZACHARA and GALYNA ZACHARA, husband and wife, 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.

Subscribed and sworn to before me this July 8, 2023.

Joel S. Hymen
Notary Public

Richard L. Allegretti

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:
BILL MANTAS
2700 S. RIVER RD.
SUITE 308
DES PLAINES IL 60018

DES PLAINES Real Estate Transfer Tax
PLAINES 6/30/23 No. 69150
\$2.00 per \$1,000.00
659 DES PLAINES RIVER ROAD
CITY OF DES PLAINES

SEND SUBSEQUENT TAX BILL TO:
ALLEGRETTI
659 S. DES PLAINES RIVER RD.
UNIT 6A
DES PLAINES, IL 60016

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LEGAL DESCRIPTION

Order No.: 23CST280406VH

For APN/Parcel ID(s): 09-16-303-024-1019

Unit No. 6-'A' as delineated on Plat of Survey of Lots 20, 21, 22, 23 and 24 (taken as a tract) in Block 3 in John Alles Jr's Subdivision of Lots 1, 2, 3, 4, 5 and 6 in original Town of Rand, now the Village of Des Plaines, in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit 'A' to Declaration of Condominium made by Parkway Bank and Trust Company, a Corporation, as Trustee under Trust Agreement dated June 23, 1969 and known as Trust Number 1070, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 21327299 on November 6, 1970 together with an undivided percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey), in Cook County, Illinois.

23CST280406VH
Cook County Clerk's Office