UNOFFICIAL COF

PREPARED BY:

Law Office of Ryan B. Werner, LLC 1655 N. Arlington Heights Rd, #104E Arlington Heights, IL 60004

MAIL TAX BILL TO:

Nikho Audicho 500 W. Huntington Commons Rd, Unit 261 Mount Prospect, IL 60056

MAIL RECORDED DEED TO: Law Office of Mare W. Sargis 7366 N. Lincoln Ave., Ste. 408 Lincolnwood, IL 60712

BT 2210023-00901

Doc# 2322133034 Fee \$93.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 08/09/2023 11:42 AM PG: 1 OF 2

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Alexandru M Oancea, a married proper, of the Village of Mount Prospect and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Nikho Audicho, a Simile mose, person, of 8524 Marmora Ave., Morton Grove, IL 60053, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Permanent Index Number(s): 08-14-401-080-1060

Property Address: 500 W. Huntington Commons Rd., Unit 231, Mount Prospect, IL 60056 *

Subject, however, to the general taxes for the year of 2022 and the eafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations

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

July 2023

> VILLAGE OF MOUNT PROSPECT REAL ESTATE TRANSFER TAX

Alexandru M. Oancea

Magdalenc I.

STATE OF ILLINOIS

COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alexandru M. Oancea and Magdalena Krol/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

OFFICIAL SEAL RYAN B WERNER

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 02/28/2025

Exempt under the provisions of paragraph

2023

Notary Public

My commission expires:

F	REAL ESTATE	07-Aug-2023		
_			COUNTY:	125.25
	1	5	ILLINOIS:	250.50
			TOTAL:	375.75
_	08-14-401-080-1060		20230701679687	1-948-801-488

2322133034 Page: 2 of 2

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 261 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS PARCEL): THAT PART OF LOT 1 IN KENROY'S HUNTINGTON, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CONDOMINIUM OF HUNTINGTON COMMONS APARTMENT HOMESSECTION NO. 2 CONDOMINIUM (HEREIN CALLED DECLARATION OF CONDOMINIUM) MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1973 AND KNOWN AS TRUST NUMBER 77838 RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 4, 1974, AS DOCUMENT NO. 22924236, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY) ALSO

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 2, 1973 AS DOCUMENT 22499659 AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT 22924234 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1973 AND KNOWN AS TRUST NUMBER 77838 TO ROBERT P. TOSBY RECORDED MARCH 4, 1975 AS DOCUMENT 23011179 FOR INGRESS AND EGRESS

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CREATED BY DECLARATION OF EASEMENT DATED FEBRUARY 11, 1971 AND RECORDED AND FILED FEBRUARY 19, 1971 AS DOCUMENT 21401332 AND LR2543467 MADL BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NOS. 33425, 35280, 19237 AND 23948 AND BY EASEMENT AGREEMENT AND GRANT DATED AUGUST 23, 1971 AND RECORDED AUGUST 24, 1971 AS DOCUMENT 21595957 AND AS AMENDED BY AMENDMENT RECORDED MARCH 7, 1972 AS DOCUMENT 21828994 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NOS. 42301 AND 28948 FOR INGRESS AND EGRESS. ALL IN COOK COUNTY, ILLINOIS.

Common Address: 500 W. Huntington Commons Rd., Unit 261, Mount Prospect, IL 60056

Permanent Index Number(s): 08-14-401-080-1060

After Recording Return to:

Burnet Title - Post Closing One Parkview Plaza, Suite 750 Oakbrook Terrace, IL 60181