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This Document Was Prepared By:

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After Recording Mail To:

Shawn M. Good, Esq.

800 E. Northwest Highway, Suite 814

Palatine, IL 60074

Send Subsequent Tax Bills To:

Joshua Riedel & Katherine Hedstrom

672 W. Hillcrest Road

Deer Park, IL 60074

Doc#: 2324008176 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/28/2023 04:14 PM Pg: 1 of 3

Dec ID 20230801690520

ST/CO Stamp 1-619-302-864 ST Tax \$500.00 CO Tax \$250.00

PT23-94133-12
PROPER TITLE, LLC

WARRANTY DEED

THIS INDENTURE made this 3rd day of August 2023, between Seller, Douglas Bailey, a single man (Grantor), and Purchasers, Joshua Riedel and Katherine Hedstrom, Husband and Wife, of 613 N. Charter Hill Drive, Palatine, IL ("Grantee").

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees, as Tenants by the Entirety, and to Grantees' heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 672 W. Hillcrest Road, Palatine IL 60074

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto Grantees, Grantees' heirs and assigns forever.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record which do not impair the Grantee's use of the Property as residential property and which do not provide for forfeiture or reversion in the event of a breach; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN(S): 02-03-100-016-0000

ADDRESS OF REAL ESTATE: 672 W. Hillcrest Road, Palatine IL 60074

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IN WITNESS WHEREOF, the Seller has caused his name to be signed to these presents,

Dated this 3rd day of August, 2023

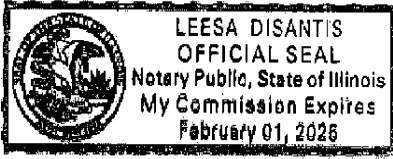
x *Douglas Bailey*
By: Douglas Bailey

State of Illinois)
) SS.
County of Cook)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Douglas Bailey personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand an official seal this 3rd day of August, 2023.

[Signature]
NOTARY PUBLIC



Property of Cook County Clerk's Office

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Exhibit A

Lot 4 in Hillcrest Gardens a Subdivision of part of the West 1/2 of Lot 2 in the Northeast 1/4 of Section 3, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois

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