

UNOFFICIAL COPY

WARRANTY DEED GRANTOR -

Doc#: 2326313118 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 10:38 AM Pg: 1 of 2

VALENTIN ADAN FLORES, a single person of Cook County in the State of Illinois for in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Dec ID 20230701678978
ST/CO Stamp 2-114-141-648 ST Tax \$145.00 CO Tax \$72.50

MICHAEL FLOYD married to
Barbara Timmons
113 Dundee Quarter Unit 304
Palatine IL 60074

BW 23066427 113 mlz

Property of Cook County Clerk's Office

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 02-12-200-019-1127
Commonly known as: 1305 N. Baldwin Court, 1C, Palatine, IL 60074

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the state of Illinois.

DATED this 3rd day of AUGUST, 2023.

Valentin Flores
VALENTIN ADAN FLORES

REAL ESTATE TRANSFER TAX		19-Sep-2023
COUNTY:		72.50
ILLINOIS:		145.00
TOTAL:		217.50
02-12-200-019-1127 20230701678978 2-114-141-648		

State of IL)
County of McHenry)ss

I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that VALENTIN ADAN FLORES, is personally known to me to be the same person whose name is subscribed to the foregoing instruments, 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 3rd day of AUGUST, 2023.

Terenan Positano
Notary Public



Prepared By:
MICHAEL ANGELINA OF ANGELINA & HERRICK, PC, 1895 C ROHLWING ROAD, SUITE C, ROLLING MEADOWS, IL 60008

When Recorded Mail To:

Send Future Tax Bills To: Michael Floyd
1305 N BALDWIN COURT 1C
PALATINE IL 60074

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BW23066427

Exhibit A

PARCEL 1: UNIT XII-C1 IN BALDWIN COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22168743 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1A: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 22163198, IN COOK COUNTY, ILLINOIS.

PIN: 02-12-200-019-1127

For Informational Purposes only: 1305 North Baldwin Court, Unit 1C, Palatine, IL 60074

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