

UNOFFICIAL COPY

Doc#: 2326533330 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 02:03 PM Pg: 1 of 4

Dec ID 20230901616440
ST/CO Stamp 0-669-873-616 ST Tax \$262.00 CO Tax \$131.00

WARRANTY DEED

PT23-949 (3)
1 of 1

Grantors, Evan Joseph Furlong, a married man of 5730 Butler Lane, Long Grove, Illinois, for and in consideration of Ten and ^{no}/₁₀₀ Dollar (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Andrzej Barna, _____ of 1628 VAN BUREN AVE., DES PLAINES, IL 60018 the Real Estate located at and commonly known as:

470 W. Mahogany Court, Unit 306, Palatine, Illinois 60067;

P.I.N.: 02-15-301-058-1015

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

UNOFFICIAL COPY

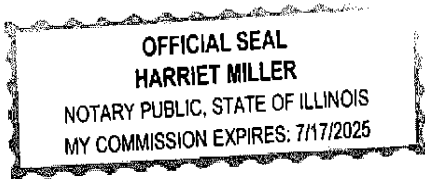
Evan Joseph Furlong
EVAN JOSEPH FURLONG

STATE OF Illinois
COUNTY OF COOK SS.

I, HARRIET MILLER, a notary public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Evan Joseph Furlong, personally known to me to be the same persons whose name is subscribed in 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 22nd day of AUGUST, 2023.

[Signature]
NOTARY PUBLIC



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Mail Deed:

ANDRZEJ BARNA
1628 VAN BUREN AVE.
DES PLAINES, IL 60018

Mail Tax Bill:

ANDRZEJ BARNA
1628 VAN BUREN AVE.
DES PLAINES, IL 60018

This instrument was prepared by:

Namit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Parcel 1:
Unit 1-304 in the Groves of Palatine Condominium as delineated on a survey of the following described real estate:

Certain Lots in the Groves of Palatine Subdivision, being a Subdivision of part of the South 1/2 of Section 15, Township 42, North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 30, 2002 as document number 0021458156, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:
Easement for ingress and egress for the benefit of Parcel 1 over Lots 11 and 12 (common area) as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the Groves of Palatine Homeowners Association recorded October 1, 2001 as document number 0021076634, and as amended from time to time, in the Groves of Palatine Subdivision, being a Subdivision of the Southeast Quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The exclusive right to the use of Parking Space P1-47 and Storage Space S1-47, as limited common elements, as delineated on that Survey attached as Exhibit "A" to Declaration recorded as document 0021458156.