

UNOFFICIAL COPY

Doc#: 2332406368 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 02:25 PM Pg: 1 of 2

Dec ID 20231101674931
ST/CO Stamp 2-102-505-424 ST Tax \$195.50 CO Tax \$97.75

SPECIAL WARRANTY DEED

This agreement, made on November 5, 2023, between KAROLINA F. VAZQUEZ, an unmarried woman and not a party to a civil union, of 1116 S. New Wilke Road, Unit 2-301, Arlington Heights, Illinois 60005, party of the first part *and Grantor*, and

BERYL WILSON, of 202 S. I Oka Avenue, Mount Prospect, Illinois 60056,

Party of the second part *and Grantee*, WITNESSETH, that the party of the first part *and Grantor*, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS, *and CONVEYS* unto the party of the second part *and Grantee*, and to his heirs and assigns, FOREVER, all the following described *land and the improvements thereon situated in the County of COOK, State of Illinois, legally described and known as follows:*

PARCEL 1:

UNIT 2-301 IN MALLARD COVE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT 96889987, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 08-08-201-012-1266

Address(es) of Real Estate: 1116 S. New Wilke Road, Unit 2-301, Arlington Heights, Illinois 60005

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold same, with the appurtenances thereto, forever, subject to the following matters: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor(s) promise(s) or covenant(s) to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor(s) and none other.

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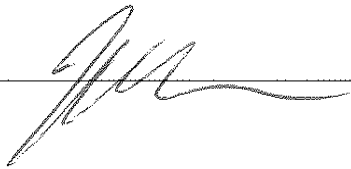
IN WITNESS WHEREOF, said party of the first part *and Grantor* has caused her name to be signed to these presents the day and year first above written.

X 
KAROLINA F. VAZQUEZ

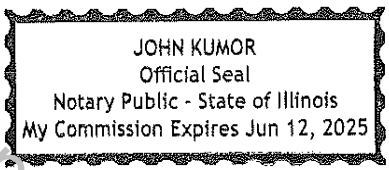
STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, Notary Public in and for said County, in the State aforesaid, certify that KAROLINA F. VAZQUEZ, personally known to me to be the same person(s) whose name(s) 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 official seal, this 15 day of November, 2023.

 (Notary Public)

Prepared by:
John Kumor, Esq.
KUMOR LAW, LLC
7642 West Belmont Avenue
Chicago, Illinois 60634
(773) 625-2200



Mail To:

Name and Address of Taxpayer:
BERYL WILSON
1116 S. New Wilke Road, Unit 2-301
Arlington Heights, Illinois 60005

Property of Cook County Clerk's Office