

UNOFFICIAL COPY

Doc#: 2334928007 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 09:38 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

1 of 1 2336963

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20231201686954
ST/CO Stamp 1-111-318-576 ST Tax \$163.00 CO Tax \$81.50

THE GRANTOR(S), MARIA L. MAZUR n/k/a MARIA L. MAZUR NIEZGODA, a married woman, of 16 E. Old Willow Rd., Unit 107, Prospect Hts., Illinois for the consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration, in hand paid, do **CONVEY and WARRANT** to **LLAMAS PROPERTIES LLC**, California Corporation, of 16842 Hale Ave, Irvine, CA 92606, the following described real estate:

See attached legal description

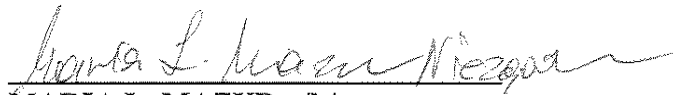
SUBJECT ONLY TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

P I N: 03-24-100-037-1008

ADDRESS OF PROPERTY: 16 E. OLD WILLOW RD., UNIT 107S, PROSPECT HTS., IL 60070

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

Dated this 28 day of November, 2023



**MARIA L. MAZUR n/k/a
MARIA L. MAZUR NIEZGODA**

This is not homestead property

UNOFFICIAL COPY

EXHIBIT A

Legal:

UNIT NUMBER 107(s) AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 2302; AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24489033, AS DESCRIBED AS FOLLOWS: THAT PART OF THE EAST 40 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE WEST 40 FEET THEREOF) IN COOK COUNTY, ILLINOIS. TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SAID AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATED IN COOK COUNTY, ILLINOIS.

Commonly known address: 16 E. Old Willow Rd., Unit 107S, Prospect Heights, IL 60070

PIN #: 03-24-100-037-1008

Cook County Clerk's Office