UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Lof1 2336963

AFTER RECORDING, MAIL TO: SATURN TITLE, LLC 1030 W. HIGGINS RD. SUITE 365 PARK RIDGE, IL 60068 Doc#. 2334928007 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/15/2023 09:38 AM Pg: 1 of 3

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. Cld 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. F. 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.

PIN: 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 Homest a Exemption Laws of the State of Illinois.

Dated this

day of November, 2023

MARIA L. MAZUR n/k/a

MARIA L. MAZUR NIEZGODA

This is not homestead property

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STATE	OF	Illinois)
) SS
COUNT	TY OI	Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Maria L. Mazur n/k/a Maria L. Mazur Niezgoda, is/are personally known to me to be the same person whose names are 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 and official seal this _	18 day of November 2023
Wane o Receive	
NOTARY PUBLIC,	OFFICIAL SEAL MARINA STANOJEVIC NCTARY PUBLIC, STATE OF ILLINOIS
State of Illinois)) SS	WIY COMMISSION EXPIRES: 2/23/2026
County of Cook)	T _C
THIS INSTRUMENT PREPARED BY: Law Offices of Mark Sciblo, P.C. 5945 N. Elston Ave., Chicago, IL 60646	C/t/S

MAIL TO: after recording:

Llamas Properties UC 16842 Hale Ave Irvine, CA 92606 SEND SUBSEQUENT TAX 3 %LL TO:

Llamas Properties UC 16842 Hale Ave Irvine, CA 92606

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EXHIBIT A

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 QUARTEX 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 OUARTER (EXCLPT 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 CHANCE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SA'D AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEF (1E) 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 Clark's Office

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