

UNOFFICIAL COPY

Doc# 2402413348 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 03:55 PM Pg: 1 of 2

Dec ID 20240101619109
ST/CO Stamp 1-304-884-272 ST Tax \$155.00 CO Tax \$77.50

23655063035W543

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kendall Partners, Ltd.
129 Commercial Drive
Unit 7
Yorkville, IL 60560

Chicago Title

(The Above Space for Recorder's Use Only)

THE GRANTOR Kendall Partners, Ltd., an Illinois Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Vladimir & Nicolas Vallenias, as joint tenants, of 1401 Richmond Lane, Algonquin, IL 60102, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

** an unmarried person,

* Vladimir Vallenias, a married person,

UNIT NUMBER 300-202 IN TOWN SQUARE CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1974 AND KNOWN AS TRUST NUMBER 2528, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23872082, AS AMENDED BY FINAL AMENDMENT RECORDED AS DOCUMENT 24188502 AND AFFIRMED BY DOCUMENT NO. 24224299, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

*** with right of survivorship and not as tenants in common,

Permanent Index Number(s): 07-22-302-005-1125

Property Address: 300 S Roselle Rd. Unit 202, Schaumburg, IL 60193

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

