## **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Kendall Partners, Ltd. 129 Commercial Drive Unit 7 Yorkvill, TL 60560 Date: 01/24/2024 03:55 PM Pg: 1 of 2

Karen A. Yarbrough Cook County Clerk

Doc#. 2402413348 Fee: \$107.00

ID 0004040404040

Dec ID 20240101619109

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

(The Above Space for Recorder's Use Only)

person,

THE GRANTOR Kendall Pattiers, 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 Vladamir & Nicolas Vallenas, as joint tenants, of 1401 Pichmond Lane, Algonquin, IL 60102, in fee simple forever, the following described real estate situate in the County of Cook, in the State of Illinois, to wit:

\*\*an unmarried person,

\*Vladamir Vallenas, a married

UNIT NUMBER 300-202 IN TOWN SQUAL'F CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBEL 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 A ITACHED 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

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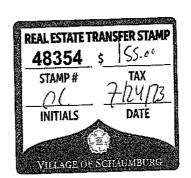
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

day of July, 2023. Dated this

Kendall Partners, Ltd.

William Lohrman, as Power of Attorney for Kevin Hansen, its duly authorized

representative



STATE OF ILLINOIS

**COUNTY OF** 

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Lohrman, as Power of Attorney for Kevin Hansen, personally known to me to be the duly authorized representative of Kendall Partners Ltd., an Illinois Corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

Notary Pub

OFFICIAL SEAL DENISE M CALLANDO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 06/18/2 026

THIS INSTRUMENT PREPARED BY Castle Law 2 N. 129th Infantry Drive, Suite 100 Joliet, IL 60435

MAIL TO:

Struck Law Group, LLC 24 Grant Street Crystal Lake, IL 60014

SEND SUBSEQUENT TAX BILLS TO:

Vladimir latteras and

-Vladamir & Nicolas Vallenas

300 S Roselle Rd. Unit 202 1401 Richmond lan. -Schaumburg, HL 60193