

# UNOFFICIAL COPY

Doc#: 2403141011 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/31/2024 09:28 AM Pg: 1 of 3

Dec ID 20240101613814  
ST/CO Stamp 0-450-079-792 ST Tax \$226.00 CO Tax \$113.00

## WARRANTY DEED

### ILLINOIS STATUTORY

BW23067841 2/2

THE GRANTOR (NAME AND ADDRESS)

Linda Tewes  
970 Yosemite Trail  
Unit C7  
Roselle, IL 60172

(The Above Space for Recorder's Use Only)

THE GRANTOR Linda Tewes, single, of 970 Yosemite Trail, Unit C7, Roselle, IL 60172 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 Ariunjargal Danzansodov, married, of 680 Tuscany Dr, Algonquin, IL 60102, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:



**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 07-35-402-009-1039

Property Address: 970 Yosemite Trail, Unit C7, Roselle, IL 60172

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

**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.

REAL ESTATE TRANSFER TAX		30-Jan-2024
	COUNTY:	113.00
	ILLINOIS:	226.00
	TOTAL:	339.00
07-35-402-009-1039	20240101613814   0-450-079-792	

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Dated this 10th day of January, 2024.

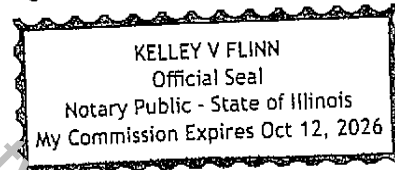
Linda M. Tewes  
Linda Tewes

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF KANE         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Linda Tewes 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 they signed, sealed and delivered in the 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 notarial seal, this 10th day of January, 2024.

Kelley V Flinn  
Notary Public



THIS INSTRUMENT PREPARED BY  
Kelley V. Flinn  
Law Office of Kelley V. Flinn  
310 S. 1st Street  
St. Charles, IL 60174

MAIL TO:  
David Chang  
Chang Legal LLC  
1990 E. Algonquin Rd.  
Suite 160  
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:  
Ariunjargal Danzansodov  
970 Yosemite Trail  
~~Unit C7~~  
~~Roselle, IL 60172~~

680 Tuscany dr  
Algonquin IL 60102

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 6-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TRAILS VILLAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24969065, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2. EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DOCUMENT RECORDED AS NUMBER 23459940.

Property of Cook County Clerk's Office