



2403345080

Doc# 2403345080 Fee \$88.00

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2024 03:50 PM PG: 1 OF 4

Warranty Deed

ILLINOIS

772910 1/2

Above Space for Recorder's Use Only

THE GRANTOR, Patricia Maher, widowed, of the City of Palatine, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to David Shamshoon, of the City of NILES State of ILLINOIS, as SOLE OWNER the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* UNMARRIED MAN

SUBJECT TO: General taxes for 2024 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 02-24-105-024-1059

Address of Real Estate: 909 E. Kenilworth Ave, Unit 311 Palatine, IL 60074

The date of this deed of conveyance is 1/22/24

Patricia Maher
(SEAL) Patricia Maher

1/22/2024
(SEAL)

(SEAL)

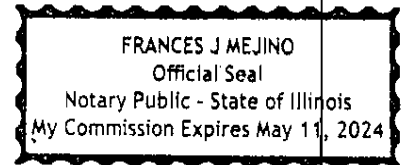
(SEAL)

SPS
SC
INT

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia Maher appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 5-11-24)

Given under my hand and official seal
James Mejino
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 909 E. Kenilworth Ave, Unit 311 Palatine, IL 60074

~~UNIT NO. 311, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW CREEK CONDOMINIUM NO. 3, A CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. LR 2644918, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~THE THE EXCLUSIVE RIGHT TO THE LIMITED COMMON ELEMENT KNOWN AS GARAGE PARKING SPACE NO. 4, AS DELINEATED AND DEFINED IN THE FOURTH AMENDMENT TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 060545055 AND CORRECTED BY DOCUMENT NO. 0631239127.~~

see attached @

Property of Cook County Clerk's Office

This instrument was prepared by:
Matthew Herbeck
27475 Ferry Road
Warrenville, IL, 60555

Send subsequent tax bills to:

DAVID SHAMSHOON
909 E KENILWORTH
UNIT 311
PALATINE, IL 60074

Recorder-mail recorded document to:



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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 772910

EXHIBIT A

The Land is described as follows:

UNIT NO. 311, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW CREEK CONDOMINIUM NO. 3, A CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. LR 2644918, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE THE EXCLUSIVE RIGHT TO THE LIMITED COMMON ELEMENT KNOWN AS GARAGE PARKING SPACE NO. 4, AS DELINEATED AND DEFINED IN THE FOURTH AMENDMENT TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 060545055 AND CORRECTED BY DOCUMENT NO. 0631239127.

02.24.105.024.1059 (A)

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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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REAL ESTATE TRANSFER TAX

31-Jan-2024



COUNTY:	101.25
ILLINOIS:	202.50
TOTAL:	303.75

02-24-105-024-1059

| 20230901627148

| 1-329-654-832