

# UNOFFICIAL COPY

Doc#: 2404513257 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/14/2024 12:45 PM Pg: 1 of 3

Dec ID 20240101622176  
ST/CO Stamp 0-399-573-552 ST Tax \$275.00 CO Tax \$137.50

BW23066690 1/2

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Frank A Lato Jr.  
8704 Gregory Ln, Unit A,  
Des Plaines, IL 60016

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Frank A Lato Jr.  
8704 Gregory Ln, Unit A,  
Des Plaines, IL 60016

**THE GRANTOR:** Christina Chang, a single woman, of Des Plaines, IL, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Frank A Lato Jr. to have and to hold the following described Real Estate situated in the Cook County in the State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION



A SINGLE MAN OF  
4357 Bay Colony Dr, Unit 15  
Des Plaines, IL 60016

Commonly known as: 8704 Gregory Lane, Unit A, Des Plaines, IL 60016  
PIN: 09-11-309-028-1095

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

### REAL ESTATE TRANSFER TAX

	12 Feb-2024
 COUNTY:	137.50
 ILLINOIS:	275.00
TOTAL:	412.50
09-11-309-028-1095	20240101622176   0-399-573-552

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

 1/30/24  
City of Des Plaines

# UNOFFICIAL COPY

DATED January 30, 2024.

Christina Chang  
Christina Chang

STATE OF IL )  
COUNTY OF Cook )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Christina Chang** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and individually acknowledged that she signed and delivered the said instrument as her 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 January 30, 2024.

Chol M. Yang  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Chol M. Yang  
Attorney at Law  
4212 Commercial Way  
Glenview, IL 60025



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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BW23066690

## Exhibit A

UNIT NUMBER 95 AS DELINEATED ON THE SURVEYS OF CERTAIN LOTS IN CHARLES INSOLIA AND SONS SUBDIVISION, BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEYS ARE ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 77135 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 26, 1975 AS DOCUMENT 22262775 TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORDED AND THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PIN: 09-11-309-028-1095

For Informational Purposes only: 8704 Gregory Lane, Unit A, Des Plaines, IL 60016

Property of Cook County Clerk's Office