

UNOFFICIAL COPY



2410030019

PREPARED BY:

Danita J. Gallagher
Law Office of Gallagher & Sproviero
633 S. LaGrange Road, Suite 11
LaGrange, IL 60525

Doc# 2410030019 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/9/2024 10:08 AM

PAGE: 1 OF 4

Mail Recorded Instrument to:

Matthew Cissik/McKenzie Richards
521 Horizon Drive
Bartlett, IL 60103

Mail Future Tax Bills to:

Matthew Cissik/McKenzie Richards
521 Horizon Drive
Bartlett, IL 60103

774486 1/2

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

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, Julie A. Peneschi, a single person, of the city of Bartlett, Cook County, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Matthew Cissik and McKenzie Richards, as joint tenants with the right of Survivorship the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

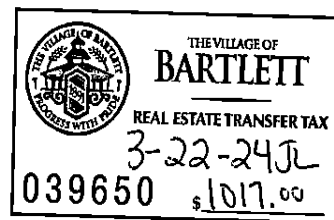
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever, SUBJECT TO (1) general real estate taxes for 2023 and subsequent years and (2) covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 06-28-402-019-1121
Address(es) of Real Estate: 521 Horizon Drive, Bartlett, IL 60103

DATED THIS 18th DAY OF March, 2024.

Julie A. Peneschi
JULIE A. PENESCHI (Seller)

S Y
P 4
S 1
SC Y
INT 2/20



STATE OF ILLINOIS)
) SS

UNOFFICIAL COPY

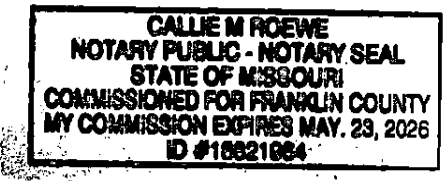
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that JULIE A. PENESCHI, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, under power of attorney, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said 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 official seal, this 18th day of March, 2024.

Callie M. Roewe Notary Public

My commission expires May 23, 2026



This Instrument was prepared by: The Law Office of, Danita J. Gallagher, Attorney at Law, 1300 W. 87TH Street, Willow Springs, IL 60480 Phone: 708-305-1458, Fax: 708-221-6156

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-Apr-2024



COUNTY:	169.50
ILLINOIS:	339.00
TOTAL:	508.50

06-28-402-019-1121

| 20240301657899 |

2-010-910-256

UNOFFICIAL COPY

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

File No.: 774486

EXHIBIT A

The Land is described as follows:

UNIT NO. 24-521-D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE EAGLE'S RIDGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99865279, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

06-28-2020-019-1121[®]

Property of Cook County Clerk's Office

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.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

