

UNOFFICIAL COPY

Doc#: 2414202086 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/21/2024 10:18 AM Pg: 1 of 2

Dec ID 20240501698312

ST/Co Stamp 0-428-112-176 ST Tax \$290.00 CO Tax \$145.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

David D. Zitek and Pamela J. Zitek
24 W Station Street
Unit 309
Palatine, IL 60067

(The Above Space for Recorder's Use Only)

THE GRANTORS David D. Zitek and Pamela J. Zitek, as joint tenants, of 24 W Station Street, Unit 309, Palatine, IL 60067 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Kendall Partners Ltd, an Illinois Corporation licensed to conduct business in Illinois, of 129 Commercial Dr., Unit 7, Yorkville, IL 60560, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 309W IN PROVIDENCE OF PALATINE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
(A) LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND
(B) EASEMENT FOR AN UNDERGROUND PARKING GARAGE LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET BETWEEN THE HORIZONTAL PLANES OF 751.00 FEET AND 736.00 FEET (USGS 1929 DATUM) GRANTED BY THE VILLAGE OF PALATINE IN INSTRUMENT RECORDED AS DOCUMENT NO.0608631063, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 27, 2006 AS DOCUMENT 0608631064, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS
PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE 92LL & 61LL, LIMITED COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608631064 AND IN THE SURVEY ATTACHED THERETO.

Permanent Index Number(s): 02-15-424-012-1041

Property Address: 24 W Station St, Unit 309, Palatine, IL 60067

W,

24 65D 0416813 W J
y, CS

UNOFFICIAL COPY

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.

Dated this 13 day of May, 2024.

David D. Zitek
David D. Zitek

Pamela J. Zitek
Pamela J. Zitek

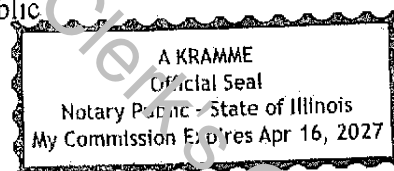
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David D. Zitek and Pamela J. Zitek personally known to me to be the same persons whose names are 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 13 day of May, 2024.

[Signature]
Notary Public

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



MAIL TO:

Kendall Partners Ltd
129 Commercial Dr
Unit 7
Yorkville, IL 60560

SEND SUBSEQUENT TAX BILLS TO:

Kendall Partners Ltd
129 Commercial Dr
Unit 7
Yorkville, IL 60560