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Doc#: 2416302140 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/11/2024 10:23 AM Pg: 1 of 4

Dec ID 20240601623379
ST/Co Stamp 1-992-789-296 ST Tax \$425.00 CO Tax \$212.50

GC 24607574
FIDELITY NATIONAL TITLE

2/3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND
ADDRESS)

Papaya Property LLC
3691 Winding Trail Lane
Hoffman Estates, IL 60192

(The Above Space for Recorder's Use Only)

THE GRANTOR Papaya Property LLC, a Limited Liability Company licensed to conduct business in Illinois 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 Michael Galvin and Song Galvin, as husband & wife, of 1123 Stratford Court, Island Lake, IL 60042, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: & and wife, as tenants by the entirety

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-21-221-044-0000

Property Address: 3809 Emerson Drive, Schiller Park, IL 60176

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.

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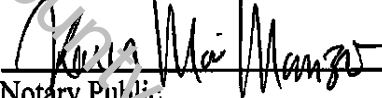
Dated this 4 day of JUNE 2024.


Dariusz Rafalko - Authorized Signatory of Papaya Property LLC

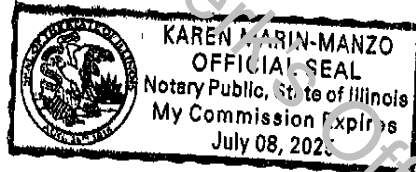
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I KAREN MARIN-MANZO, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Dariusz Rafalko, Authorized Signatory of Papaya Property LLC, 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 it signed, sealed and delivered in the instrument as its 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 4 day of JUNE 2024.



Notary Public



THIS INSTRUMENT PREPARED BY
Georgina Diaz
DIAZCASE LAW
7100 16th Street
Berwyn, IL 60402

GRANTEES ADDRESS

MAIL TO:

and

SEND SUBSEQUENT TAX BILLS TO:

~~Chris Karsten~~

Michael Galvin
3809 Emerson Dr
Schiller Park IL
60176

Michael Galvin
3809 Emerson Drive
Schiller Park, IL 60176

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EXHIBIT A LEGAL DESCRIPTION

LOT 168 IN EDEN MANOR, BEING A SUBDIVISION OF THE SOUTH 990 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

07-Jun-2024



COUNTY:	212.50
ILLINOIS:	425.00
TOTAL:	637.50

12-21-221-044-0000

| 20240601623379 | 1-992-789-296

Property of Cook County Clerk's Office