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Doc#: 2416324055 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 9:29 AM Pg: 1 of 3

Dec ID 20240501617558

ST/Co Stamp 0-628-673-840 ST Tax \$220.00 CO Tax \$110.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Bradley T. Palm
5400 Astor Ln., Unit 307
Rolling Meadows, IL 60008

MAIL REAL ESTATE TAX BILL

TO:

Bradley T. Palm
5400 Astor Ln., Unit 307
Rolling Meadows, IL 60008

(Reserved for Recorders Use Only)

THE GRANTOR: Josip Malkoc, a married person, of **5400 Astor Ln., Unit 307, Rolling Meadows, IL 60008**, 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 **Bradley T. Palm**, a married person, of **4-5-4 Den-en-chofu Ota-ku, Tokyo 145-0071**, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5400 Astor Ln., Unit 307, Rolling Meadows, IL 60008
PIN: 08-08-402-040-1040

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.

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	6/5/24 \$ 660.00
ADDRESS	5400 Astor Ln #307
17871	Initial (S)

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DATED this 6th day of June, 2024.

Josip Malkoc

Josip Malkoc

Andriana Matanic

Andriana Matanic, Releasing Homestead Rights.

STATE OF Virginia)
)SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Josip Malkoc**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

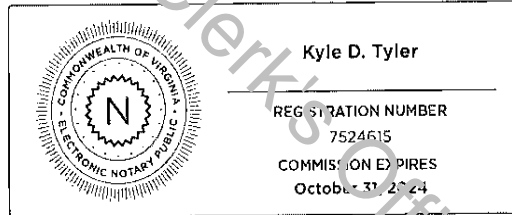
Given under my hand and official seal this 6th day of June, 2024.

Kyle D. Tyler

Notary Public

NAME AND ADDRESS OF PREPARER:

Dino Delic
Attorney at Law
802 W. Bartlett Rd.
Bartlett, IL 60103



Notarized remotely online using communication technology via Proof.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GNW496264RM

For APN/Parcel ID(s): 08-08-402-040-1040

PARCEL 1: UNIT NO. 307 AS 5400 N. ASTOR, IN SARATOGA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2003 AS DOCUMENT NUMBER 0334539143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING PARCEL 2 AND 523, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF SARATOGA CONDOMINIUM, AFORESAID.

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