

# UNOFFICIAL COPY

Fidelity National Title

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2416924352 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 2:06 PM Pg: 1 of 3

Dec ID 20240501615597

ST/Co Stamp 1-542-507-824 ST Tax \$350.00 CO Tax \$175.00

*Property of Cook County Clerk's Office*  
*\*And other good AND valuable Consideration*

THE GRANTOR, The Jeremy Hensler Revocable Trust Dated November 30, 2022 for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Leonard Patrick Xavier & Rebecca Ann Xavier, Husband and Wife, as Tenants By Entirety, all interest in the following described Real Estate situated in the City of Mount Prospect in the State of Illinois, to wit:  
*\* County of Cook.*

**UNIT 401 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P401B AND STORAGE SPACE S401B, LIMITED COMMON ELEMENTS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SHIRES AT CLOCK TOWER PLACE CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 1, IN CLOCKTOWER PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, MADE BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 29, 1994 AND KNOWN AS TRUST NUMBER 10862 AND RECORDED AS DOCUMENT NUMBER 95663007 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.**

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

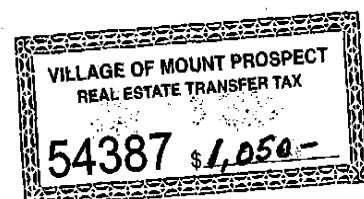
### **SUBJECT TO:**

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2023, and subsequent years.

Permanent Real Estate Index Number(s): 08-12-101-024-1071

Address of Real Estate: 5 South Pine Street Unit 401B Mount Prospect, IL 60056

FIDELITY NATIONAL TITLE  
CH24008534



# UNOFFICIAL COPY

Dated this May 30, 2024

*Chloe Hensler*

Chloe Hensler, As Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chloe Hensler, As Trustee, personally known to me to be the same persons whose names Chloe Hensler, appeared before me this day in person, and acknowledged that they 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 May 30, 2024.



*Stacey Giacomini* (Notary Public)

**Prepared By:** The Gunderson Law Firm  
2155 W Roscoe St  
Chicago, IL 60618

**Mail To:**



**Name & Address of Taxpayer:**  
Rebecca Xavier & Leonard Xavier  
5 South Pine Street Unit 401B  
Mount Prospect, IL 60056

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

10-Jun-2024



<b>COUNTY:</b>	175.00
<b>ILLINOIS:</b>	350.00
<b>TOTAL:</b>	525.00

08-12-101-024-1071

| 20240501615597 | 1-542-507-824

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