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WARRANTY DEED

MAIL TO:

SPAGNOLO & HOEKSEMA, LLC
Suite 715
33 W. Higgins Road
South Barrington, IL 60010

Doc#: 2417318025 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/21/2024 9:26 AM Pg: 1 of 4

Dec ID 20240601632984

ST/Co Stamp 1-723-104-560 ST Tax \$0.00 CO Tax \$0.00

TAXPAYER NAME & ADDRESS

John Joseph Malek, Trustee
761 North Walden Drive
Palatine, Illinois 60067

THE GRANTOR, JOHN JOSEPH MALEK, as Sole Owner, of Palatine, County of Cook, State of Illinois, for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEYS and WARRANTS to JOHN JOSEPH MALEK, TRUSTEE OF THE JOHN JOSEPH MALEK 2024 TRUST DATED JUNE 6, 2024 of 761 North Walden Drive, Palatine, Illinois 60067 as SOLE OWNER, the following described Real Estate situated in the County of Cook in the State of Illinois:

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Index No: 02-15-112-013-0000

Property Address: 761 North Walden Drive, Palatine, Illinois 60067

Subject to real estate taxes for the years 2023 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, 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 as SOLE OWNER.

DATED this 6th day of June, 2024.



JOHN JOSEPH MALEK

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JOHN JOSEPH MALEK, 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 she signed, sealed and delivered the said instrument as her 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 notary seal, this 6th day of June, 2024.

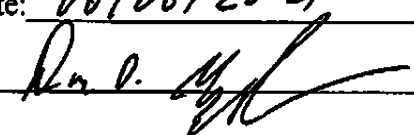


Notary Public

My commission expires:
11-14-27



ILLINOIS TRANSFER STAMPS
Exempt under Real Estate Transfer Law
35 ILCS 200/31-46, sub paragraph e

Date: 06/06/2024


Prepared by: Don O. Spagnolo, SPAGNOLO & HOEKSEMA, LLC
Suite 715, 33 W. Higgins Road, South Barrington, IL 60010

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EXHIBIT A

Property legally described as:

PARCEL 1:

THAT PORTION OF LOT 2 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.46 FEET ALONG THE WEST LINE OF SAID LOT 2 FROM THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.08 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.86 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.46 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 761 AND 765; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 53.69 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.59 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.37 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATION THEREOF TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.07 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.88 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.20 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.50 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 761 AND 757; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 33.33 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.50 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 24.59 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND ITS PROLONGATION THEREOF TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.02 FEET ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90-201-697.

Commonly known as: 761 Walden Drive, Palatine, IL 60067

PIN: 02-15-112-018-0000

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 6, 2024

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said person

This 6th day of June, 2024.

Notary Public Mary Margaret Spagnolo



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 6, 2024

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said person

This 6th day of June, 2024.

Notary Public Mary Margaret Spagnolo



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)