UNOFFICIAL COPY

775492 WARRANTY DEED

PREPARED BY:

MAGES & PRICE, LLC 1110 W. Lake Cook Rd, Suite 385 Buffalo Grove, IL 60089

RETURN TO:

Parent Groves

200, 12. 11 mm. St 78

Chiego IZ 201,06

NAME & ADDRESS OF TAXPAYER:

Robert Groves

567 Park View Terrace 0. +567

B-Helo brove 12 60089

The GRANTOR(S), Carly Gross, a single woman, of the Village of Buffalo Grove,



Doc# 2418424136 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/2/2024 10:57 AM

PAGE: 1 OF 4

Citywide Title Corporation 111 W. Washington St, Ste. 1301 Chicago IL 60602

County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid conveys and warrants unto Robert Graves and Valeria Graves, husband and wife, as joint tenants with rights of survivorship, of 3242 N. Overhill, Chicago, IL 60634 all interests in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

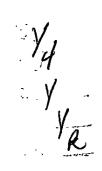
UNIT NO. 13-4, TOGETHER WITH-ITS UNDIVIDED PERCENTAGE INTEREST-IN-THE COMMONELEMENTS IN THE COVINGTON MANOR CONDOMINIUM, AS DELINED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 27412916, AS AMENDE: FROM TIME TO TIME, INTHE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 in fee simple interest forever

SUBJECT TO: General taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; building lines and easements; if any, provided they do not interfere with the use and enjoyment of the Real Estate.

Permanent Index Number(s): 03-08-201-038-1092

Property Address: 507 Park View Terrace, Unit 507, Buffalo Grove, IL 60089

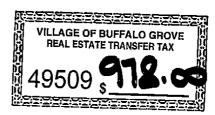


2418424136 Page: 2 of 4

UNOFFICIAL COPY

Dated this 31st day of May 2024

Carly Gross



STATE OF Marie) SS COUNTY OF Lala)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Carly Gross personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal, this 31st day of May 2024.

Notary Public

MICHF LE SHORTESS

OFF 1AL SEAL

Notary Publi - State of Illinois

My Commission Expire 1/ug 21, 2025

2418424136 Page: 3 of 4

UNOFFICIAL COPY

Commitment for Title Insurance 2021 v.01.00 (07-01-2021)

File No.: 775492

EXHIBIT A

The Land is described as follows:

NO. 13-4, TOGETHE:
NGTON MANOR CONDL:
JUMENT NO. 27412916, AS A.
ARTER OF SECTION 8, TOWNSh.
JOK COUNTY, ILLINOIS.

03-08-201-038-1092 UNIT NO. 13-4, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



2418424136 Page: 4 of 4

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

28-Jun-2024





COUNTY: 163.00 ILLINOIS: 326.00

TOTAL: 489.00

03-08-201-038-1092

20240601620414