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2424018020

Doc# 2424018020 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/27/2024 10:13 AM

PAGE: 1 OF 4

Cover Page Warranty Deed

AP2412011 1 of 2

Property Address:

218 University Dr

Mount Prospect IL 60056

Property of Cook County Clerk's Office

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Near North Title Group (NNTG)
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), Fred Bayer and Helga Bayer, husband and wife, of the City of Mount Prospect, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(s) to Leah Nelson and Justin Tarnowske, unmarried individuals, as Joint Tenants with rights of survivorship**, of 221 N Oak Park Ave, Unit 2W, Oak Park, IL 60302, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 34 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLAGE COMMONS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 89288325, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois.

Permanent Real Estate Index Number(s): 08-12-115-019-1034
Address(es) of Real Estate: 218 University Drive, Mount Prospect, IL 60056

Unit 218

REAL ESTATE TRANSFER TAX

22-Aug-2024



COUNTY: 192.50
ILLINOIS: 385.00
TOTAL: 577.50

08-12-115-019-1034

| 20240701664694 | 1-382-145-840

SIGNATURE PAGE FOLLOWS IMMEDIATELY

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Dated this 13 day of August [Month], 2024

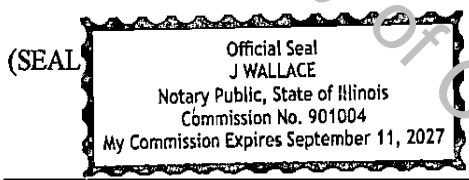
[Signature]
Fred Bayer

[Signature]
Helga Bayer

STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Fred Bayer and Helga Bayer**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 date: 8-13-2024



[Signature] (Notary Public)

Prepared By: Marie Clear
418-2 Cromwell Circle
Bartlett, Illinois 60103

Mail To:

Richard Magnone
Reda Ciprian Magnone LLC
8501 W Higgins, Ste 440
Chicago, IL 60631

Name & Address of Taxpayer:

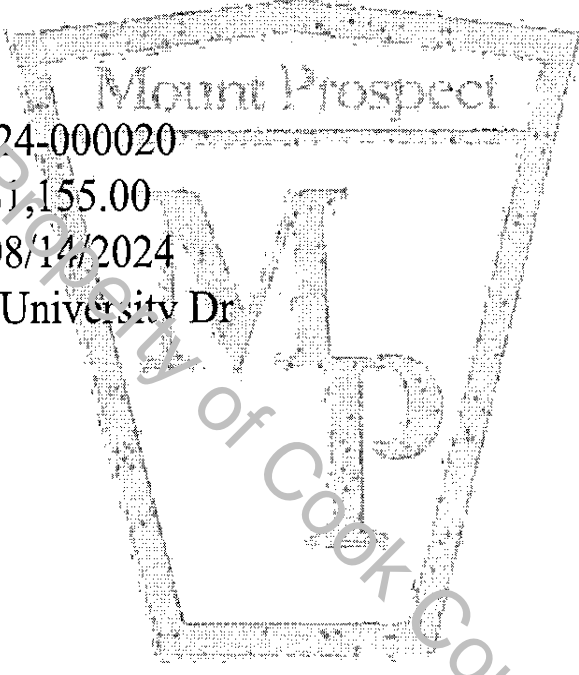
Leah Nelson and Justin Tarnowske
218 University Drive
Mt. Prospect, IL 60056

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Village of Mount Prospect
50 South Emerson Street, Mount Prospect, IL 60056

Real Estate Transfer Tax



Stamp #: RTS24-000020

Tax Amount: \$1,155.00

Date Issued: 08/14/2024

Address: 218 University Dr

**Altering this document is illegal and fraudulent.
Stamp is subject to realization of funds.**

PROPERTY OF COOK COUNTY CLERK'S OFFICE