

# UNOFFICIAL COPY

## WARRANTY DEED JOINT TENANCY

Mail To:  
Elizabeth Simons  
601 E. Irving Park Road  
Roselle, IL 60172



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/24/2003 09:14 AM Pg: 1 of 3

ST 5045116

THE GRANTOR MARY JANE NICHOLS, ROBERT J. NICHOLS and JAMES H. NICHOLS, each to an undivided 1/3 interest, of 1885 Hicks Road, Rolling Meadows, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid.

CONVEY and WARRANT to ROBERT YOUNG and KAREN PETERS

of the City of Chicago, County of Lake, State of Illinois, ~~not~~ in Tenancy in Common, ~~but in JOINT TENANCY~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: *\*WITH AN UNDIVIDED 50% OWNERSHIP\**

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The legal description is attached hereto and made a part hereof as Exhibit "A".

Subject to: general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

### THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

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 ~~not~~ in tenancy in common, ~~but in joint tenancy~~ forever.

DATED this 7<sup>th</sup> day of May, 2003

3

Mary Jane Nichols (Seal)  
Mary Jane Nichols  
James H. Nichols (Seal)  
James H. Nichols

Robert J. Nichols (Seal)  
Robert J. Nichols

Robert Young and Karen Peters Name of Grantee  
1227 S. Old Wilke Road, #102, Arlington Heights, IL 60005 Address  
Robert Young and Karen Peters Name of Taxpayer  
1227 S. Old Wilke Road, #102, Arlington Heights, IL 60005 Address

This Document Prepared By: Michael J. Boyd, 1580 S. Milwaukee Ave, #600, Libertyville, IL 60048  
This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for tax billing. (Ch. 34:3-5020) and name and address of person preparing the instrument. (34:3-5022)

BOX 323-011

# UNOFFICIAL COPY

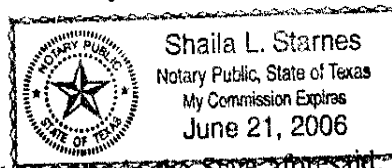
STATE OF Texas )  
 ) ss:  
COUNTY OF Texas )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY JANE NICHOLS, 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 notarial seal this 7<sup>th</sup> day of May, 2003.

Shaile L. Starnes  
Notary Public

STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF Lake )



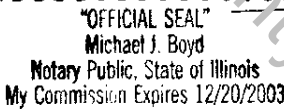
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT J. NICHOLS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 14<sup>th</sup> day of May, 2003.

Michael J. Boyd  
Notary Public, State of Illinois  
My Commission Expires 12/20/2003

Michael J. Boyd  
Notary Public

STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF Lake )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES H. NICHOLS, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 14<sup>th</sup> day of May, 2003.



Michael J. Boyd  
Notary Public

State of Illinois  
Department of Revenue

Statement of Exemption under Real Estate Transfer Tax Act

I, hereby declare that this deed represents a transaction exempt under provisions of Paragraph \_\_\_\_\_, Section 4, of the Real Estate Transfer Tax Act.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

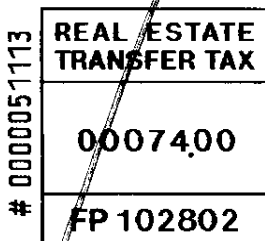
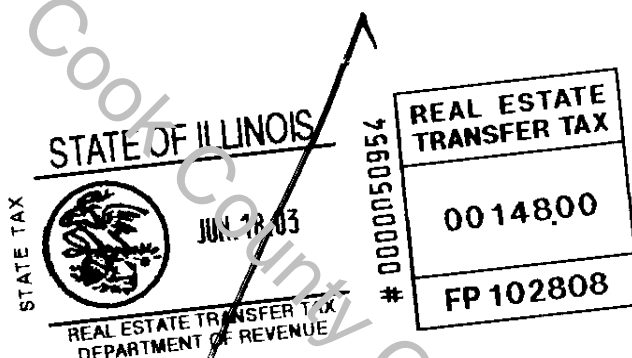
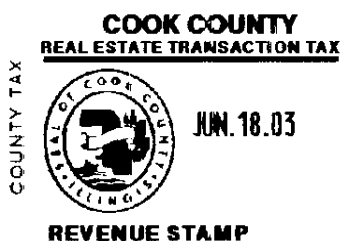
\_\_\_\_\_  
Buyer-Seller or their Representative

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## EXHIBIT "A"

Parcel 1: Unit 12-101 and G10-4 in Mallard Cove Condominium as delineated and defined on the plat of survey of the following described real estate: part of the Northeast 1/4 of Section 8, Township 41 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 21, 1996 as Document 96889987 as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: Non-Exclusive perpetual easement appurtenant to and for the benefit of Parcel 1 created by that Cross-Easement Agreement dated September 10, 1969 and recorded November 26, 1969 as Document Number 21023805 for ingress, egress, public utilities, and sanitary sewer and water over the property shaded on Exhibit B attached to said Cross-Easement Agreement, in Cook County, Illinois.



Clerk's Office