

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

THE GRANTOR

JEAN M. KOVALIK, SINGLE
945 E. KENILWORTH AVENUE #230
PALATINE, IL 60074



Doc#: 0627102255 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2006 02:04 PM Pg: 1 of 2

REPUBLIC TITLE CO.

RT 20891 1 of 3

(The Above Space for Recorder's Use Only)

of the VILLAGE of PALATINE County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

BRIAN DEMPSEY AND SUSAN DEMPSEY AND CARL BERGER GEHLIN AND NANCY ROSE GEHLIN
4409 SYCAMORE LANE
ROLLING MEADOWS, IL 60008

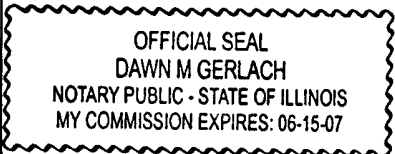
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General Real Estate Taxes for 2006 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 02-24-105-023-1058
Address of Real Estate: 945 E. KENILWORTH AVENUE #230, PALATINE, IL 60074

DATED this 15 day of SEPTEMBER, 2006.

Signature of Jean M. Kovalik (SEAL)
JEAN M. KOVALIK (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that



JEAN M. KOVALIK, SINGLE

personally known to me to be the same PERSON whose NAME 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.

Place Seal Here

Given under my hand and official seal, this 15TH day of SEPTEMBER 2006.

Commission expires 20

Signature of Dawn M Gerlach

NOTARY PUBLIC


This instrument was prepared by: THOMAS E. MCCLELLAN 11 S. DUNTON AVE., ARLINGTON HEIGHTS, IL 60005


UNOFFICIAL COPY**Legal Description**

of premises commonly known as 945 E. KENILWORTH AVENUE #230, PALATINE, IL 60074

PARCEL 1: UNIT 230 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED JULY 3, 1973 AS DOCUMENT LR 2702050 AND CERTIFICATE OF CORRECTION REGISTERED AUGUST 3, 1973 AS DOCUMENT LR 2708585 CORRECTING THE LEGAL DESCRIPTION ATTACHED TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP AS EXHIBIT A AND AMENDMENT FILED MARCH 1, 1974 AS DOCUMENT LR2741252 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 1 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145.00 FEET; THENCE NORTH 56 DEGREES 00 MINUTES WEST FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT LR 2536651 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT 2536651; (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT LR 2702046

STATE TAX  SEP. 22. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000995726	REAL ESTATE TRANSFER TAX
		00139.50
		FP 103020

COUNTY TAX  SEP. 22. 06 REVENUE STAMP	# 0000012838	REAL ESTATE TRANSFER TAX
		00069.75
		FP 103019

Mail to:

GUY M. KARM
750 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

Send Subsequent Tax Bills to:

BRIAN DEARSEY
4409 SYCAMORE LAKE
ROUNDS MEADOWS, IL 60088