

WARRANTY DEED

Illinois Statutory
(Tenants by the Entirety)

UNOFFICIAL COPY



Doc#: 0716354006 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2007 08:51 AM Pg: 1 of 3

MAIL TO:

Jeff Braiman, Esq.
4256 N. Arlington Hts. Road
Suite 202
Arlington Hts., Illinois 60004

NAME & ADDRESS OF TAXPAYER:

Ranjana Vadakkepatti
Vinodkumar Kizhakke
783 N. Walden
Palatine, Illinois 60067

07-00070 (1/2) JN

AN UNMARRIED MAN

THE GRANTOR(S), Andrew J. Powers, 1030 Hummingbird Way, Bartlett, County of Cook, State of Illinois 60103 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to Ranjana Vadakkepatti and Vinodkumar Kizhakke, husband and wife, 1783 Stonehedge, Wheeling, Illinois 60090, not as joint tenants or tenants in common but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes not due and payable at the time of closing; (3) building lines, if any, so long as they do not interfere with current use and enjoyment of the 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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Index Number: 02-15-112-085

Property Address; 783 N. Walden, Palatine, Illinois 60067

DATED this 20th day of April, 2007

X Andrew J. Powers (SEAL)
Andrew J. Powers

_____ (SEAL)

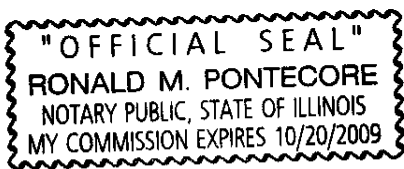
UNOFFICIAL COPY

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 Andrew J. Powers, 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 20th day of April, 2007

My commission expires on October 20, 2009



IMPRESS SEAL HERE

Ronald M. Pontecore

Notary Public

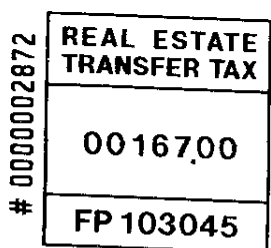
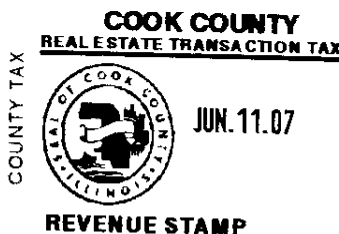
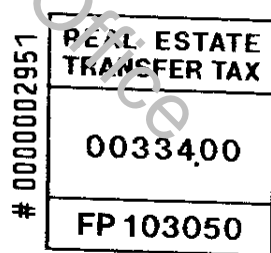
COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH ___ SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Ronald M. Pontecore, Esq.
Maggio & Pontecore, LLC
1236 West Northwest Highway
Palatine, Illinois 60067



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PARCEL 1: THE NORTHEASTERLY 29.36 FEET OF THE SOUTHWESTERLY 83.64 FEET OF LOT 1 AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES THEREOF IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1989 AS DOCUMENT 89506432, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNERS ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697, IN COOK COUNTY, ILLINOIS.

Address: 783 N Valden, Palatine, IL, 60067

PIN 02-15-112-085

Property of Cook County Clerk's Office