

# UNOFFICIAL COPY

**PREPARED BY:**

Joan Vasquez, Attorney  
20063 Rand Road  
Palatine, IL 60074



Doc#: 0716434024 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/13/2007 08:49 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Jason N. Abrahams  
1959 N. Jamestown Dr.  
Palatine IL 60074

After recording return to:

SUPERIOR TITLE CO.  
20063 N Rand Road  
Palatine IL 60074

SUP007059

**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR, SEAN P. DUNNE and S/ SAN M. DUNNE, Husband and Wife for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS TO JASON ABRAHAMS of 1407 Rachel Lane, Buffalo Grove, IL 60089

*N. a single person*

Strike Inapplicable:

- a) ~~NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY, AS HUSBAND AND WIFE~~
- b) ~~NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS~~
- c) ~~AS TENANTS IN COMMON~~
- d) ~~IN SEVERALTY~~      d) in severalty

all right, title, and interest in the following described real estate situated in the County of Cook State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Index Number: 02-01-102-053-1286

Property Address: 1959 N. JAMESTOWN DRIVE, PALATINE, IL 60074

*\* so long as they do SDP SMD  
not interfere with  
the current use & enjoyment  
of the real estate*

Subject to: general real estate taxes and special assessments not yet due and payable; building, building line and use or occupancy restrictions; conditions, covenants, easements and restrictions of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, lateral and drain tile, pipe and other conduit, roads and highways; party walls, party wall rights and agreements; terms, provisions, covenants and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any, limitations and conditions imposed by the Illinois Condominium Property Act;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

STATE TAX

STATE OF ILLINOIS

JUN. 12. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013590

REAL ESTATE TRANSFER TAX
0021800
FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUN. 12. 07

REVENUE STAMP

# 0000025896

REAL ESTATE TRANSFER TAX
0010900
FP 103042

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Dated this 26<sup>th</sup> Day of May 20 07

Sean P Dunne  
SEAN P. DUNNE

Susan Dunne  
SUSAN M. DUNNE

Property of Cook County Clerk's Office

*\*\*husband and wife*

STATE OF ILLINOIS  
COUNTY OF Lake

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SEAN P. DUNNE and SUSAN M. DUNNE 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 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 notarial seal, this 26<sup>th</sup> Day of May 20 07

Maria Martinez  
Notary Public  
My commission expires: 11/10/09

Exempt under the provisions of \_\_\_\_\_



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Superior Title Company  
Agent of LandAmerica Lawyers Title, 20063 Rand Road  
Palatine, IL 60074

Order Number: CG310126ST  
Reference Number: SUP007059

## Exhibit "A"

Unit 31-5 as delineated on Survey of Heritage Manor in Palatine Condominium of part of the Northwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, (hereafter referred to as parcel) which Survey is attached as Exhibit "A" to Declaration of Condominium made by Building Systems Housing Corporation a Corporation of Ohio recorded in the office of the recorder of Deeds of Cook County, Illinois on December 21, 1972 as Document Number 22165443 as amended from time to time together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

PIN: 02-01-102-053-1286