

WARRANTY DEED
JOINT TENANCY

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Doc#: 0718631042 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2007 11:42 AM Pg: 1 of 4

THE GRANTOR(S), Michael J. Taylor and Janet L. Taylor, not as joint tenants in common, but as joint tenants with right of survivorship, of 344 Walnut Ridge Ct, Frankfort, Illinois, County of Will, State of Illinois, for and in consideration of Ten Dollars in hand paid, convey(s) and warrants(s) to Mark Triffler and Lauren Triffler, in joint tenancy with right of survivorship, 32 Ruffled Feathers Drive, Lemont, Illinois, of the County of DuPage, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Attached EXHIBIT A for Legal Description

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois,

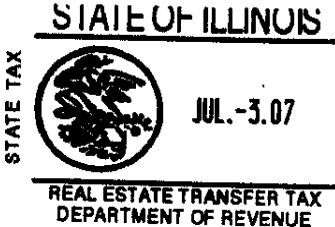
Permanent Real Estate Index Number(s): 31-06-207-057-1034
Address of Real Estate: 18530 Pine Lake Drive #3B
Tinley Park, Illinois 60477

Prepared By: Alison Madauss
676 N. Michigan Ave. Suite 2800
Chicago, Illinois 60611

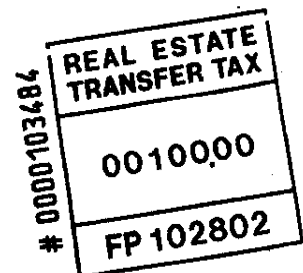
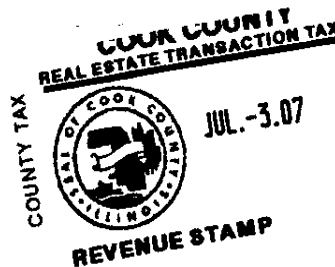
Mail To: Gary B. Shulman, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Boulevard, Suite 650
Northbrook, Illinois 60062

Name and Address of Taxpayer/Address of Property:

Mark Triffler
18530 Pine Lake Drive #3B
Tinley Park, Illinois 60477



# 0000103253	REAL ESTATE TRANSFER TAX
	0020000
	FP 102808



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Handwritten notes: Mrs, 10F1, 2ND, 8380996, CT1, Apartment

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IN WITNESS WHEREOF, the Grantors hereunto set his or her hand this ^{28th}~~26~~ day of June, 2007.

[Signature]
Michael J. Taylor

[Signature]
Janet L. Taylor

STATE OF ILLINOIS)
) SS.
COUNTY OF Will)

I, Dana S. Burke, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael J. Taylor, 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 and delivered such instrument as his own free, for the uses and purposes set forth therein.

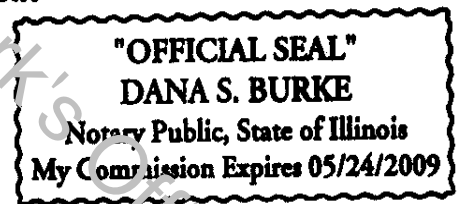
GIVEN under my hand and notarial seal this 28th day of June, 2007.

[Signature]
Dana S. Burke

Notary Public

My Commission expires: 05/24/2009

STATE OF ILLINOIS)
) SS.
COUNTY OF Will)



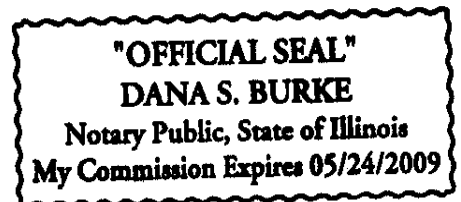
I, Dana S. Burke, a Notary Public in and for said County in the State aforesaid, do hereby certify that Janet L. Taylor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 28th day of June, 2007.

[Signature]
Dana S. Burke

Notary Public

My Commission expires: 05/24/2009



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UNIT 18530-3B in the Pine Lake Condominium, as delineated on the Plat of Survey of the following described parcel of real estate: Lot 3 in Pine Lake Subdivision, Phase I, being a subdivision in part of the Northeast Quarter of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line, in Rich Township, Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to Declaration of Condominium made by the Tinley Development Group, Ltd., and recorded in the Recorder's Office of Cook County, Illinois as Document Number 0020982392 on September 6, 2002, as amended from time to time, together with its undivided percentage interest in the common elements.

Grantor also hereby grants and assigns to grantee and their successors and assigns the exclusive right to Garage Unit 18530-G7, a limited common element, as set forth in the Declaration, aforesaid.

SUBJECT TO the following, provided none of which shall materially restrict the reasonable use of the premises as a residence:

- (a) Terms, provisions, covenants, conditions and options contained in and rights and easements established by or implied from the Declaration of Condominium Ownership recorded September 6, 2002 as Document No. 0020982392, as amended from time to time;
- (b) limitations and conditions imposed by the Condominium Property Act;
- (c) Party wall rights and agreements, if any;
- (d) Blanket utility easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right to access to said equipment, and the provisions relating thereto contained in the Plat of Pine Lake Subdivision Phase 1 recorded/filed as Document No. 0020982391;
- (e) Blanket easement in favor of Village of Tinley Park, public utility companies operating under franchise from the Village of Tinley Park, including, but not limited to the Illinois Bell Telephone Company, Northern Illinois Gas Company, The Commonwealth Edison Company, cable television and communication companies, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right to access to said equipment, and the provisions relating thereto contained in the Plat of Pine Lake Subdivision Phase 1 recorded/filed as Document No. 0020982391;

(f) Note on Plat of Pine Lake Subdivision Phase 1 recorded September 6, 2001 as Document 0020982391:

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All the land as described and shown on the Plat not including building sites and not including public utility and drainage easements is common area and is to be used for ingress, egress, parking, driveways, entrances, lawns, landscaping, recreational, access to utilities, and for common use and enjoyment of the property owners and the Village of Tinley Park;

(g) Right of way granted to Drainage Commissioners Union District No. 1 of Rich and Frankfort in counties of Will and Cook for construction, repair and maintenance of drainage ditch running east and west upon and across the land conveyed by deed dated January 21, 1893 and recorded October 28, 1897 as Document 2607286 and as shown on survey on file in Town Clerk's office in Township of Rich, Cook County, Illinois;

(h) General real estate taxes not due and payable at the time of closing;

(i) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;

(j) Zoning laws and ordinances which conform to the present usage of the premises;

(k) Public and utility easements which serve the premises; and

(l) Public roads and highways.

PROPERTY OF COOK COUNTY CLERK'S OFFICE