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PREPARED BY:

Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Doc#: 1127312023 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2011 09:51 AM Pg: 1 of 2

MAIL TAX BILL TO:

Daniel Farrell and Michelle Farrell
295 N. Melanie Ct.
Palatine, IL 60067

MAIL RECORDED DEED TO:

Daniel Farrell and Michelle Farrell
DEAN GARLAND TRUST
340 N. BURNFIELD RD.
EMMERTON, IL 60124

SPECIAL WARRANTY DEED
TENANTS BY ENTIRETY

1/4

THE GRANTOR, Dollar Bank, F.S.B., a corporation organized and existing under the laws of the United States of America for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Daniel Farrell and Michelle Farrell, *husband & wife**, of 200 Arlington Heights Rd #508 Arlington Heights, IL 60005, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

** as Tenants by Entirety*

LOT 7 IN MELANIE COURT SUBDIVISION, BEING A RESUBDIVISION OF PART OF BLOCK 4 AND PART OF VACATED WILLOW STREET, IN A.T. MCINTOSH AND CO'S CHICAGO AVENUE FARMS IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 080409780, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 02-16-402-020
PROPERTY ADDRESS: 295 N. Melanie Court, Palatine, IL 60067

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities: drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 12th Day of August 20 11

Dollar Bank, F.S.B.

By

S
P
S
N
Y
VP

COOK COUNTY REAL ESTATE TRANSACTION TAX



SEP. 21. 11

REVENUE STAMP

0000003949

REAL ESTATE TRANSFER TAX

0028750

FP326665

ATGF, INC.

STATE OF ILLINOIS

STATE TAX



SEP. 21. 11

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000004274

REAL ESTATE TRANSFER TAX

0057500

FP326652

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Special Warranty Deed - Continued

COMMONWEALTH
STATE OF PENNSYLVANIA)
) SS.
COUNTY OF ALLEGHENY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leslie A. Horne, Vice President of Dollar Bank, F.S.B., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th Day of August 20 11
Sharon A. Cassler
Notary Public
My commission expires: April 10, 2015

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon A. Cassler, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 10, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Property Address:
295 N. Melanie Court
Palatine, IL 60067

Property of Cook County Clerk's Office