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1303749009

WARRANTY DEED

Doc#: 1303749009 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2013 10:37 AM Pg: 1 of 4

THE GRANTOR, **James Bruscato, Jr.**, a/k/a **James J. Bruscato**, of the Village of Palatine, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **James J. Bruscato, or his successor(s), Trustee under the James J. Bruscato Trust Dated February 5, 2013**, of 1284 Inverrary, Palatine, Illinois 60074, all of his interest in the following described real estate located in Cook County, Illinois, commonly known as 1284 Inverrary, Palatine, and legally described as:

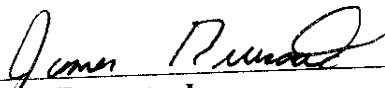
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Real Estate Index Number: 02-01-400-102-1056

Address of Real Estate: 1284 Inverrary, Palatine, IL 60074

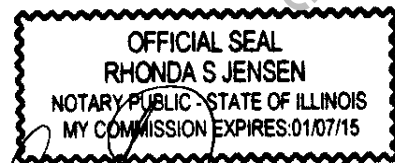
hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

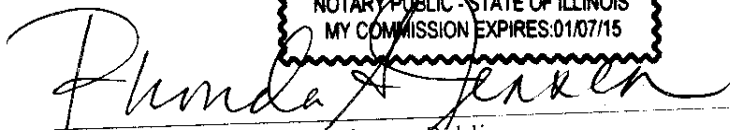
DATED this 5th day of February, 2013.


James Bruscato, Jr.

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Bruscato, Jr.** personally known to me to be the same person whose names are 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 official seal, this 5th day of February, 2013.




Rhonda S Jensen
Notary Public

This instrument was prepared by and when recorded, mailed to: **Drost Kivlahan McMahon & O'Connor LLC**, 11 S. Dunton Avenue, Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO: **James J. Bruscato, Trustee, 1284 Inverrary, Palatine, IL 60074**



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Property of Cook County Clerk's Office

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E),
SECTION 200/31/45 PROPERTY TAX CODE.

2/19/13 Ayda Fia
DATE BUYER, SELLER OR REPRESENTATIVE

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PARCEL 1:
UNIT NO. 17-D IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26834625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED AND RECORDED AS DOCUMENT 25880238 FOR INGRESS AND EGRESS

PARCEL 3:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983 AND RECORDED OCTOBER 25, 1983 AS DOCUMENT 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 27558 TO JAMES BRUSCATO, JR. DATED JULY 1, 1984 AND RECORDED AUGUST 9, 1984 AS DOCUMENT 27207535 FOR INGRESS AND EGRESS.

County of Cook County Clerk's Office

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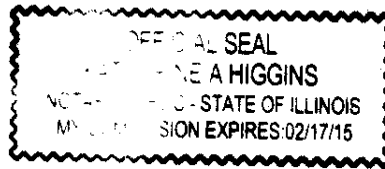
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 5, 2013

Signature: *Alejandra Sica*
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 5th day of February, 2013.



Katherine A. Higgins
Notary Public

The grantee or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 5, 2013

Signature: *Alejandra Sica*
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 5th day of February, 2013.



Katherine A. Higgins
Notary Public