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PREPARED BY:

Kenneth R. Welker
Attorney at Law
4880 Euclid Avenue, Suite 103
Palatine, IL 60067

Doc#: 1304542014 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2013 08:39 AM Pg: 1 of 2

MAIL TAX BILL TO:

Michael T. Felix and Bethany H. Felix
127 Duntrune Lane
Inverness, IL 60067

MAIL RECORDED DEED TO:

Jennifer M. Baratta
Attorney at Law
3701 Algonquin Rd., Suite 390
Rolling Meadows, IL 60008

12012450022.2

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TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), George Franks, Jr., as trustee under a trust agreement dated January 13, 1993 and known as the George Franks, Jr., Living Trust, of the City of Inverness, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Felix and Bethany Felix, husband and wife, of 3000 Blackburn Street, Unit 1601, Dallas, Texas 75204, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Unit No. 102, in Inverness on the Ponds Townhome Condominium as delineated on the Survey of a portion of the following described real estate: Inverness on the Ponds Unit 2, being a Subdivision of part of Lot 11 in School Trustees Subdivision of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded September 20, 1985 as Document No. 85-198886 in Cook County, Illinois, which Survey is attached as Exhibit B to the Declaration of Condominium Ownership made by First Illinois Bank of Wilmette, as Trustee under Trust Agreement dated April 15, 1985 and known as Trust Number TWB-0372, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1986 as Document No. 86-063691, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said Declaration as same are filed of record, pursuant to said Declaration and together with additional common elements as such amendments to said Declaration are filed of record in the percentages set forth in such amendments to said Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed hereby.

REAL ESTATE TRANSFER		02/05/2013
	COOK	\$205.00
	ILLINOIS	\$410.00
TOTAL		\$615.00

02-16-309-018-1003 | 20130101603204 | 2UJZKNB

Permanent Index Number(s): 02-16-309-018-1003
Property Address: 127 Duntrune Lane, Inverness, IL 60067

Permanent Index Number(s): 02-16-309-018

Subject, however, to the general taxes for the year of 2011 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this _____ day of January, 2013


George J. Franks, Jr.

A, GF, INC.

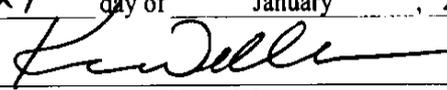
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STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that George J. Franks, Jr., 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29 day of January, 2013



Notary Public

My commission expires: 12-27-14

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office