

# UNOFFICIAL COPY



## WARRANTY DEED-- TENANTS BY THE ENTIRETY

Doc#: 1305013013 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2013 09:04 AM Pg: 1 of 4

THE GRANTORS **Charles A. Borchers, Jr., a married man, of the City of Naperville, and Jeremy Borchers, a married man, of the Village of Forest Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars, (\$10.00), and other good and valuable considerations, in hand paid, CONVEY and WARRANT to Jeremy M. Borchers and Jordan Borchers, husband and wife, of 7509 Madison St., Unit 4B, Forest Park, Illinois, , not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY the following described real estate in Cook County, Illinois:**

THIS SPACE FOR RECORDER'S USE ONLY

**See Attached Exhibit "A" for legal description**

commonly known as 7509 Madison Street., Unit 4B, Forest Park, Illinois 60130  
Parcel Identification Number: 15-12-431-071-1010

Subject to general real estate taxes for 2012 and subsequent years, and to covenants, easements and restrictions of record.

To have and to hold as Tenants by the Entirety and not as joint tenants or as tenants in common.

Charles A. Borchers, Jr., hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise. The property is not homestead property as to Charles A. Borchers or his spouse.

The Grantors have signed this deed on the 31 day of January, 2013.

\_\_\_\_\_  
Charles A. Borchers, Jr.

\_\_\_\_\_  
Jeremy Borchers

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF DU PAGE    )

I am a notary public for the County and State above. I certify that Jeremy Borchers, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on

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the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 31<sup>st</sup> day of January, 2013.

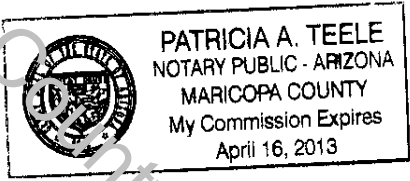
[Signature]  
Notary Public

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF Maricopa )

I am a notary public for the County and State above. I certify that Charles A. Borchert, personally known to me, or identified to me by competent documentation, to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 31st day of January, 2013.

[Signature]  
Notary Public



Send future tax bills to:  
Jeremy M. Borchert and Jordan Borchert  
7509 Madison Street., Unit 4B  
Forest Park, Illinois 60130

This deed was prepared by:  
**Gary M. Moore, Attorney at Law,**  
**535 South Washington Street**  
**Naperville, Illinois 60540**

After Recording, Return to:  
  
Gary Moore  
Attorney at Law  
535 S. Washington St.  
Naperville, Illinois 60540



**This transfer is exempt from taxation under the Illinois Real Estate Transfer Tax Act based on Section 4 (e) of said Act.**

[Signature]  
Attorney for Grantors 2-8-13

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 4B IN THE WEST MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 1/2 OF LOT 2 AND ALL OF LOT 3 IN JOHN STERNBERG'S SUBDIVISION OF THE SOUTH 2/5 OF BLOCK 34 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND

LOT 3 IN PEASLEE'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF BLOCK 34 (EXCEPT THE EAST 100.00 FEET AND EXCEPT THE SOUTH 16.00 FEET THEREOF) AND OF THE NORTH 1/2 (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTH 1/3 OF THE NORTH 3/5 OF SAID BLOCK 34, IN RAILROAD ADDITION TO THE TOWN OF HARLEM, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527618058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE (P-6, P-23), LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0527618058.

#### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0527618057.  
15-12-431-071-1010

**commonly known as 7509 Madison Street., Unit 4B, Forest Park, Illinois 60130**  
**Parcel Identification Number: 15-12-431-071-1010**

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his 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: 2-18-13, ~~19~~

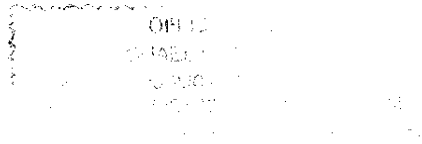
Signature: *Gary M. Moore*  
~~Grantor or Agent~~

Subscribed and sworn to before me

by the said *Gary M. Moore*

this 18<sup>th</sup> day of February, ~~19~~ 2013

Notary Public *[Signature]*



The Grantee or his Agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2-18-13, ~~19~~

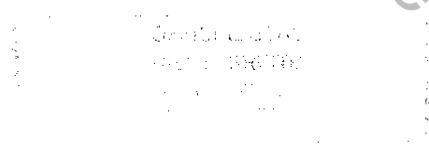
Signature: *Gary M. Moore*  
~~Grantee or Agent~~

Subscribed and sworn to before me

by the said *Gary M. Moore*

this 18<sup>th</sup> day of February, ~~19~~ 2013

Notary Public *[Signature]*



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offence and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)