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Doc#: 1320304129 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2013 02:52 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS, TIMOTHY J.
SULLIVAN, JR. and EDITH J.
SULLIVAN, his wife,
for and in consideration of TEN
AND NO/100 (\$10.00) DOLLARS, and
other valuable consideration in
hand paid, CONVEY and WARRANT to:

PETER DEMARAKIS, unmarried and NICOLE PALEOTHODOROS, unmarried
2364 Bradshire, Arlington Heights, IL 60004

the following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption of the State of Illinois TO HAVE AND TO HOLD
said premises not as tenants in common but as JOINT TENANTS
forever.

SUBJECT TO: Terms, provisions, covenants and conditions of the
Declaration of Condominium/Covenants, Conditions and Restrictions
and all amendments; public and utility easements including any
easements established by or implied from the Declaration of
Condominium/Covenants, Conditions and Restrictions or amendments
thereto; party wall rights and agreements; limitations and
conditions imposed by the Condominium Property Act; installments
due after the date of Closing of general assessments established
pursuant to the Declaration of Condominium/Covenants, Conditions
and Restrictions; general real estate taxes not due and payable;
covenants, conditions, restrictions of record; building lines and
easements, if any, so long as they do not interfere with Grantee's
use and enjoyment of the property.

Common Address: 1406 Shire Circle, Inverness, IL 60067
PIN: 02-28-300-044-1011

Dated this 27th day of June, 2013.

Timothy J. Sullivan Jr
TIMOTHY J. SULLIVAN, JR.

Edith J. Sullivan
EDITH J. SULLIVAN

1st AMERICAN TITLE order # 2431553
1082

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STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that

TIMOTHY J. SULLIVAN, JR. & EDITH J. SULLIVAN

personally known to me to be the same persons 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 27th day of June, 2013.



[Handwritten Signature]
NOTARY PUBLIC



This instrument was prepared by Tracey A. Lundgren, 1800 Nations Dr., Suite 117, Gurnee, Illinois 60031.

MAIL TO:

Michele Ohlson
Attorney at Law
3215 Algonquin Road
Rolling Meadows, Illinois 60008

SEND SUBSEQUENT TAX BILLS TO:

Peter Demarakis
Nicole Paleothodoros
1406 Shire Circle
Inverness, Illinois 60067

REAL ESTATE TRANSFER		07/01/2013
	COOK	\$171.25
	ILLINOIS:	\$342.50
TOTAL:		\$513.75

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 11 IN THE SHIRES OF INVERNESS TOWNHOME CONDOMINIUM UNIT NUMBER III, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26276889, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 24537555, AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1977 AND KNOWN AS TRUST 52724 TO GRANVILLE C. CROSS AND JUDITH M. CROSS, HIS WIFE AND RECORDED AS DOCUMENT 26391472

PIN: 02-28-300-044-1011

Common Address: 1406 Shire Circle
Inverness, Illinois 60067

Office of Cook County Clerk's Office