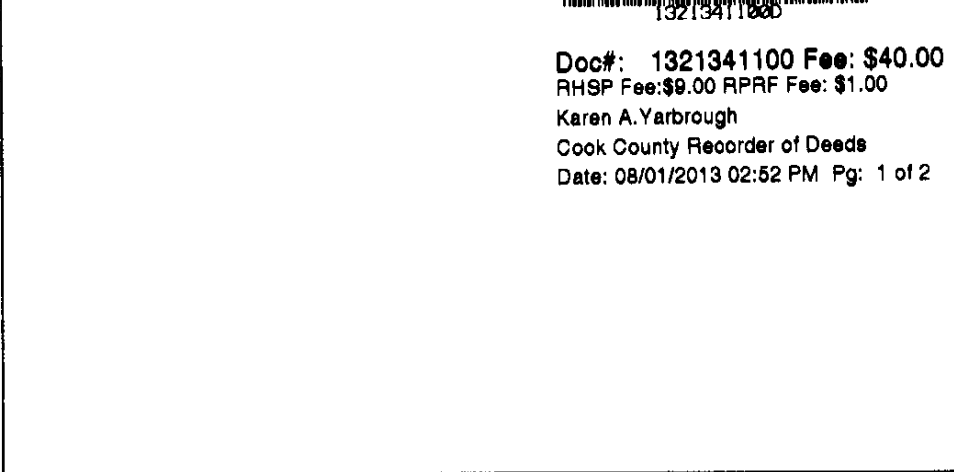




Doc#: 1321341100 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2013 02:52 PM Pg: 1 of 2

WARRANTY DEED
Tenancy by Entirety



THE GRANTOR(S)

(The space above for Recorder's use only)

Timothy A Towster and Deidre E Towster, Husband and Wife of the Village of Inverness, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to **Jeff Shen and Melissa Shen** of 237 W. Wood Street, Palatine, IL 60067, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as **613 Kinnear Cove, Inverness, IL 60010**, legally described as:

UNIT NO. 140 IN CREEKSIDE AT THE ESTATES OF INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 01-24-100-061-1050
Address(es) of Real Estate: 613 Kinnear Cove, Inverness, IL 60010

P.N.T.N.

The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 20 day of July, 2013

[Signature] (SEAL) [Signature] (SEAL)
Timothy A Towster Deidre E Towster

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UNOFFICIAL COPY

STATE OF ILLINOIS)

)ss.

COUNTY OF MCHENRY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy A Towster and Deirdre E Towster personally known to me to be the same persons whose names subscribed in 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 20th day of June, 2013



Geraldyn M. Koppek
NOTARY PUBLIC

Commission expires 11-17-15

This instrument was prepared by: Law Office of Laurence M. Cohen PC, 1033 W. Golf Road, Hoffman Estates, IL 60169

MAIL TO:

Ms. Eva B. Combs
Attorney at Law
2300 N. Barrington Road, Suite 400
Hoffman Estates, IL 60169

SEND SUBSEQUENT TAX BILLS TO:

Jeff Shen and Melissa Shen
613 Kinross Cove
Inverness, IL 60010

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER 07/02/2013



COOK	\$317.50
ILLINOIS:	\$635.00
TOTAL:	\$952.50

01-24-100-061-1050 | 20130601600243 | 5GWRLQ