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Doc#: 1433715032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2014 01:28 PM Pg: 1 of 4

WHEN RECORDED RETURN TO:
WILLIAM K. DIXON
350 E. Forest Knoll Drive
Palatine, Illinois, 60074

WARRANTY DEED

THE GRANTOR(S),

- WILLIAM K. DIXON, a single person,
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- WILLIAM K. DIXON LIVING TRUST, dated May 6, 2003, WILLIAM K. DIXON,
Trustee, 350 E. Forest Knoll Drive, Palatine, Cook County, Illinois, 60074,
the following described real estate, situated at 2002 Lexington Drive, #C, Palatine, in the County
of Cook, State of Illinois:

(legal description): Unit Number 254-C as delineated on the survey of Heritage Manor in Palatine Condominium (also known as Ivy Glen Palatine Condominium) of part of the Northwest quarter of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as "Parcel"), which survey is attached as Exhibit "A" to the Declaration of Condominium made by Building Systems Housing Corp., a corporation of Ohio, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 21, 1972 as Document Number 22165443, as amended by Document Number 22287021, and as may be amended from time to time, together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, which percentages shall automatically change in accordance with amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended declaration as though conveyed hereby, together with its undivided percentage

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interest in said Parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set for the in said Declaration and Survey) in Cook County, Illinois.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 02-01-102-053-1201

Property of Cook County Clerk's Office

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Grantor Signatures:

DATED: 12/3/2014

William K Dixon
WILLIAM K. DIXON
350 E. Forest Knoll Drive
Palatine, Illinois, 60074

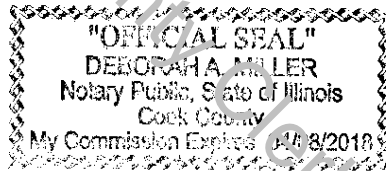
STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 3rd day of December, 2014 by WILLIAM K. DIXON.

Deborah A Miller
Notary Public

Notary
Title (and Rank)

My commission expires April 8, 2018



PREPARED BY:
KELLY A. DIXON
1250 N. DEARBORN, 12-D
CHICAGO, IL 60610-8226

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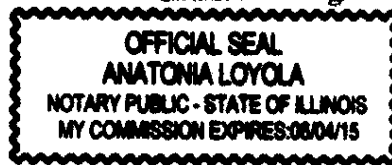
STATEMENT BY GRANTOR AND GRANTEE

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 12/3/, 2014

Signature: William K Dixon
Grantor or Agent

Subscribed and sworn to before me
By the said William K Dixon
This 3 day of December, 2014
Notary Public Antonia Loyola



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 title to real estate under the laws of the State of Illinois.

Date 12/3/, 2014

Signature: William K Dixon
Grantee or Agent

Subscribed and sworn to before me
By the said William K Dixon
This 3 day of December, 2014
Notary Public Antonia Loyola



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 offense and of a Class A misdemeanor for subsequent offenses.

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