

# UNOFFICIAL COPY

## WARRANTY DEED

53016199 FNT  
123



Doc#: 1436549069 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2014 10:23 AM Pg: 1 of 3

## THE GRANTOR

(The space above for Recorder's use only)

Russell E. Strohme, Jr., a single man, of the Village of Palatine, County of Cook, State of Illinois, 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 Brandon ~~Wasser~~ Vasser, a single man, of 5851 S. Campbell Ave., Apt. 2, Chicago, Illinois, 60629, in fee simple title, in the following described Real Estate situated in Cook County, Illinois, commonly known as 1307 Inverrary Lane, Palatine, Illinois, 60074, legally described as:

### PARCEL 1:

UNIT 33-A IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOUMINIUM RECORDED AS DOCUMENT NUMBER 26834625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 24746034 AND AS AMENDED AND RECORDED AS DOCUMENT 25880238 FOR INGRESS AND EGRESS.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983 AND RECORDED OCTOBER 25, 1983 AS DOCUMENT 26834626 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 11, 1983 KNOWN AS TRUST NUMBER 57558 TO H. WARREN SEILER AND KATHERINE SEILER DATED MAY 1, 1986 AND RECORDED MAY 29, 1986 AS DOCUMENT 86213432 FOR INGRESS AND EGRESS.

FIDELITY NATIONAL TITLE

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**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.

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



Permanent Index Number (PIN): 02-01-400-102-1129

Address(es) of Real Estate: 1307 Inverrary Lane, Palatine, IL 60074

Dated this 17<sup>th</sup> day of December, 2014

  
\_\_\_\_\_  
Russell E. Sthrome Jr. (SEAL)

"OFFICIAL SEAL"  
THERESA O'NEILL  
Notary Public - State of Illinois  
My Commission Expires 5/7/25

| REAL ESTATE TRANSFER TAX  |           | 17-Dec-2014 |
|---|-----------|-------------|
|  | COUNTY:   | 61.50       |
|  | ILLINOIS: | 123.00      |
|   | TOTAL:    | 184.50      |

02-01-400-102-1129 | 20140801623809 | 1-707-518-592

Property of Cook County Clerk's Office

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STATE OF ILLINOIS )  
 )ss.  
COUNTY OF KANE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Russell E. Sthrome Jr., personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged 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 11<sup>th</sup> day of December 2017



[Signature]  
NOTARY PUBLIC  
Commission expires 5.7.2018

This instrument was prepared by: Laurence M. Cohen P.C., Attorney at Law, 1033 W. Golf Road, Hoffman Estates, IL 60169

**MAIL TO:**

Law Office of Julio Tellez  
2342 N. Damen Ave.  
Chicago, IL 60647  
Attn: Mr. Julio Tellez, Attorney at Law

**SEND SUBSEQUENT TAX BILLS TO:**

Mr. Brandon Ashford Vasser  
1307 Inverrary Lane  
Palatine, IL 60074

**OR**

Recorder's Office Box No. \_\_\_\_\_

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