



Doc#: 1504041032 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/09/2015 10:41 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

FIRST AMERICAN

1/4 File # 200909

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**THIS INDENTURE**, made this 30<sup>th</sup> day of January, 2015, between James R. Baur and Polly C. Baur, husband and wife, not as joint tenants but as tenants by the entirety ("Grantors") and Chris Kirkos and Terry Kirkos, as joint tenants ("Grantees"), whose address is 414 Vine Street, Wilmette, IL 60091.

**WITNESSETH**, that Grantors, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) in hand paid by Grantees, the receipt whereof is hereby acknowledged and, pursuant to authority, by these presents do CONVEY, GRANT, BARGAIN and SELL unto Grantees, and to Grantees' heirs and assigns, FOREVER, all of the following described land situate in the County of Cook and State of Illinois, known as described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:** (1) general real estate taxes not due and payable; (2) applicable zoning and building laws and ordinances; (3) encroachments, if any; (4) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (5) utility easements, if any, whether recorded or unrecorded; and (6) covenants, conditions, restrictions, easements and agreements of record.

Permanent Real Estate Index Number(s): 04-12-201-006-0000.

Address(es) of Real Estate: 602 Dundee Road, Glencoe, IL 60022.

Together with all and singular the hereditaments and appurtenances thereunto belonging, in or any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto Grantee's heirs and assigns forever.

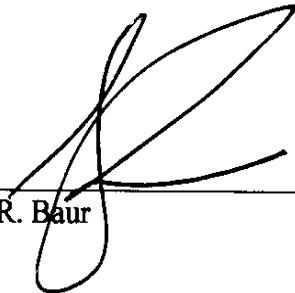
And Grantors, for themselves and their successors, do covenant, promise and agree, to and with Grantees and Grantees' heirs and assigns, that Grantors have not done or suffered to be


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done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantors, Grantors WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents, the day and year first above written.

  
\_\_\_\_\_  
James R. Baur

  
\_\_\_\_\_  
Polly C. Baur

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

03-Feb-2015



COUNTY:	246.25
ILLINOIS:	492.50
TOTAL:	738.75

04-12-201-006-0000 | 20150101660037 | 1-693-159-040

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid DO HEREBY CERTIFY that James R. Baur personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, he signed and delivered the said instrument, pursuant to authority given, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of January, 2015.



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County and State aforesaid DO HEREBY CERTIFY that Polly C. Baur personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, she signed and delivered the said instrument, pursuant to authority given, as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of January, 2015.



**Prepared By and After Recording Return To:**

Michael J. Quinn, Esq.  
Kubasiak, Fylstra, Thorpe & Rotunno, P.C.  
20 South Clark Street  
29<sup>th</sup> Floor  
Chicago, Illinois 60603

**Name and Address of Taxpayer:**

Chris Kirkos and Terry Kirkos  
602 Dundee Road  
Glencoe, IL 60022

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## Exhibit A

### Legal Description

LOT 12 IN GLENCOE WOODS, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1927 AS DOCUMENT 9550293 IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-12-201-006-0000

Commonly known as:  
602 Dundee Road, Glencoe, IL 60022

Property of Cook County Clerk's Office