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WA0145チ WARRANTY DEED

Tenancy by Entirety



Doc#: 1506308205 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/04/2015 01:35 PM Pg: 1 of 2

THE GRANTOR(S)

(The space above for Recorder's use only)

Joseph P. Serio, married, Michael J. Serio, married and Stephen A. Serio, married, all heirs of the Estate of Katherir & E. Serio, of the Village of Orland Park, 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 Land paid, CONVEYS and WARRANTS to Maria Comella and Frank Comella, 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 11258 Brook Crossing Court, Orland Park, IL 60467, legally described as:

PARCEL 1:

LOT 11-2 IN BROOK HILLS P.U.D. TOWNHOMES PHASE 2, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST GUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE FHIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOK PILLS TOWNHOMES RECORDED OCTOBER 18, 1989 AS DOCUMENT NUMBER 89492484 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION. AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 18, 1976 KNOWN AS TRUST NUMBER 7565 TO KATHERINE SERIO RECORDED DECEMBER 18, 1990 AS DOCUMENT NUMBER 90612809.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR INGRESS AND EGRESS OVER LOT C AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 90264144 AND CREATED BY THE DEED REFERRED TO IN PARCEL 2 ABOVE.

Permanent Index Number (PIN): 27-30-414-007-0000

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Address(es) of Real Estate: 11258 Brook Crossing Court, Orland Park, IL 6046

The Grantor 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.

tonants of tenants in common but as TENANTS BY ENTIRETY forever.		
SUBJECT TO: Covenants, conditions and res easements; and general real es	trictions of record; public and utility state taxes for 2014 and subsequent years.	
Dated this 2nd day of February, 2015		
Joseph P. Serio (SEA Michael J. Serio, by Joseph P. Serio, his attorney in fe	Stephen #Serio (SEAL) Stephen #Serio She Serio, his attorny in	
STATE OF ILLINOIS)	V	
)ss.		
I, the undersigned, a Notary Public in and for	said County, in the State aforesaid, DO	
HEREBY CERTIFY that Joseph P. Serio, and Ster same person whose name subscribed in the foregoing and asknowledged that the	bhen J. Serio personally known to me to be the	
person, and acknowledged that they signed sealed	and delivered the said instrument and it is	
and voluntary act, for the uses and purposes therein the right of homestead.	set for h, including the release and waiver of	
Given under my hand and official seal, this 200	day of Trainmy, 2015	
	Milane Clock	
	NOTARY PUBLIC DEBBILL CRETTOL	
Commissi	On expires NOTARY PUPLIC STATE OF ILLINOIS MY COMMISSION CAPITES 10-28-2015	
This instrument was prepared by: Albert J. Beaudre Orland Park, IL 60467	eau Attorney at Law, 11340 W. 159th Street,	
MAIL TO:	END SUBSEQUENT TAX BILLS TO:	
1/258 Brook Come Ltd	aria Comella and Frank Comella	
Maria + Frank Come LLa M 11258 Brook Cressing Ct. 11 Octand Park, IL. 60412 Oc	1258 Brook Crossing Court rland Park, IL 6046	

REAL ESTATE TRANSFER TAX		26-Feb-2015	
		COUNTY: ILLINOIS: TOTAL:	89.50 179.00
27-30-414	1-007-0000 2	0150201661083)-683-884-928