

# UNOFFICIAL COPY

## WARRANTY DEED

Joint Tenancy  
Illinois Statutory

#74653  
Mail to:

Stephanie L. Brevieri  
Angelica & Herrick, P.C.  
1895 C. Rohlwing Road  
Rolling Meadows, IL 60008



Name & Address of Taxpayer:

James R. Browning  
Dawn Browning  
39 Ravenscraig Lane  
Inverness, IL 60067

Doc#: 1508319072 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/24/2015 12:05 PM Pg: 1 of 3

### RECORDER'S STAMP

The GRANTOR(S): **Warren J. Breslin and Felicia Vargas-Breslin, husband and wife**, of the Village of Inverness, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **James R. Browning and Dawn Browning, husband and wife**, of the Village of Lake Zurich, NOT as Tenants in Common, NOT as Tenants by the Entirety, but as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, all interest in the following described land in the County of Cook, State of Illinois; to wit:

### PLEASE SEE THE ATTACHED LEGAL DESCRIPTION

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises Not as Tenants in Common,

PIN: 02-16-303-047-1056

Property Address: 39 Ravenscraig Lane, Inverness, IL 60067

Dated: March 20, 2015

#### REAL ESTATE TRANSFER TAX 24-Mar-2015



COUNTY: 212.50  
ILLINOIS: 425.00  
TOTAL: 637.50

02-16-303-047-1056 | 20150301670272 | 0-648-554-880

Warren J. Breslin

Felicia Vargas-Breslin

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

CCRD REVIEWER

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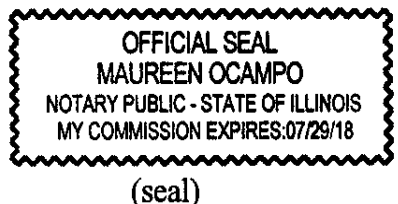
State of Illinois }  
                              } ss  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Warren J. Breslin**, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, March 20<sup>th</sup>, 2015

WITNESS my hand and official seal.

Signature   
My Commission Expires \_\_\_\_\_



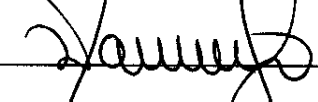
(seal)

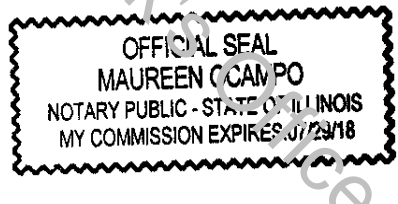
State of Illinois }  
                              } ss  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Felicia Vargas-Breslin**, 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 she signed, sealed and delivered the said instrument as her 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 notarial seal, March 20<sup>th</sup>, 2015

WITNESS my hand and official seal.

Signature   
My Commission Expires \_\_\_\_\_



(seal)

Prepared by:  
  
Beaulieu Law Offices, P.C.  
5339 W. Belmont Avenue  
Chicago, IL 60641

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## Exhibit A

H74653

**PARCEL 1:**

**UNIT 50 IN INVERNESS ON THE PONDS CONDOMINIUM PHASE 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209, AS AMENDED AND RESTATED AS DOCUMENT 26637534, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS**

**PARCEL 2:**

**EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND EXHIBIT "B" ATTACHED THERETO**

**P.I.N. 02-16-303-047-1056**

**C/K/A 39 RAVENS CRAIG LANE, INVERNESS, ILLINOIS, 60067**

Property of Cook County Clerk's Office