

# UNOFFICIAL COPY

ISP NVO 8035 NB  
This instrument was prepared by *[Signature]*

Kenneth S. Freedman  
40 Skokie Boulevard, Suite 400  
Northbrook, Illinois 60062,



Doc#: 1508442044 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2015 01:14 PM Pg: 1 of 3

and after recording should be mailed to:

~~Elliott Hartstein  
Hartstein & Associates  
908 Providence Lane  
Buffalo Grove, Illinois 60089~~

*Ryan Holmbeck  
Nicole Gentile  
9801 Gross Point Rd #314  
Skokie, IL 60076*

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

## WARRANTY DEED

The Grantors, **BERNARD BELL** and **ELAINE BELL**, husband and wife, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, convey and warrant to **RYAN JAMES HOLMBECK** and **NICOLE M. GENTILE**, husband and wife, of 4919 368<sup>th</sup> Avenue, Burlington, Wisconsin 53105 not as joint tenants or tenants in common, but as *tenants by the entirety*, the following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED.

PERMANENT INDEX NUMBER: 10-10-406-019-1036

PROPERTY ADDRESS: 9801 Gross Point Road <sup>2d Apt</sup> Unit 314, Skokie, IL 60076

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 joint tenants or tenants in common, but as *tenants by the entirety* forever.

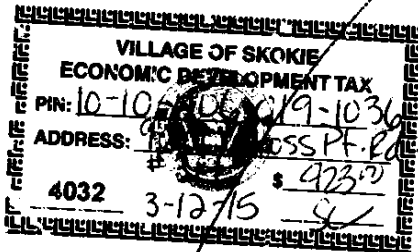
THIS WARRANTY DEED IS SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any; general real estate taxes not due and payable at the date hereof; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Dated: March 10, 2015

*Bernard Bell*

BERNARD BELL (SEAL)

*Elaine Bell*  
ELAINE BELL (SEAL)



### REAL ESTATE TRANSFER TAX



19-Mar-2015  
COUNTY: 70.50  
ILLINOIS: 141.00  
TOTAL: 211.50

10-10-406-019-1036 | 20150301667049 | 0-598-208-896

**333-CT**

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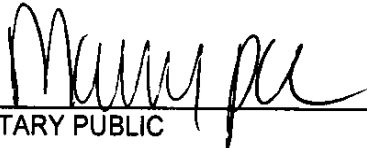
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in Cook County, Illinois, certify that **BERNARD BELL** and **ELAINE BELL**, husband and wife, whom I know to be the same persons whose names are signed to this Warranty Deed, personally appeared before me on this day and acknowledged that they freely and voluntarily signed, sealed and delivered this Warranty Deed, for the uses and purposes stated therein, including the release and waiver of their homestead rights.

Given under my hand and official seal, on March 10, 2015.



  
\_\_\_\_\_  
NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

Ryan Holmbeck and Nicole Gentile  
9801 Gross Point Road  
#314  
Skokie, IL 60076

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Parcel 1: Unit 314 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as development parcel): that part of the northwest 1/4 of the South East 1/4 of Section 10, township 41 north, range 13 east of the third principal Meridian, described as follows: beginning at a point 19 chains and 90 links south of and 7 chains, 86 links east of the northwest corner of the South East 1/4 of section 10, township 41 north, range 13 east of the third principal Meridian, running thence north 44 degrees east 543.0 feet thence southeasterly 426.00 feet to a point on the east line of the west 1/2 of the south east 1/4 of the above section, 286 feet north of the southeast corner of the northwest 1/4 of the South East 1/4 of said section 10, thence south on said east line of the west 1/2 275.0 feet to a point 11 feet north of the southeast corner of said northwest 1/4 of the South East 1/4 of section 10, thence westerly to the point of beginning 792.10 feet (except the east 163.0 feet and except the south 128.0 feet of said premises), also the southerly 10 feet (as measured at right angles to the southerly line) of Lot 1 in Paul Herme's subdivision of part of the west 1/2 of the South East 1/4 of section 10, township 41 north, range 13 east of the third principal Meridian, in Cook County, Illinois which survey is attached as exhibit "a" to condominium declaration made by Exchange National Bank of Chicago, as trustee under trust number 30184 dated June 1, 1975 which condominium declaration is recorded with the recorder of Cook County, Illinois as document number 23562310, together with its undivided percentage interest in said development parcel (excepting from said development parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) and also together with a perpetual easement consisting of the right to use for parking purposes parking space #'s 50 and 51 as delineated on the survey attached as exhibit "a" to the said condominium declaration all in Cook County, Illinois.

Parcel 2: Easements Appurtenant to the above described real estate the rights and easements for the benefit of said property set forth in the aforementioned declaration and in document number 19687799 in favor of parcel 1 for installation and maintenance of a sewer pipe all in Cook County, Illinois.