

# UNOFFICIAL COPY



## WARRANTY DEED

**ILLINOIS STATUTORY  
Tenancy by the Entirety**

Doc#: 1517315054 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2015 11:16 AM Pg: 1 of 3

GRANTOR(S): **CLAUDIO TRAVERSA, an unmarried man**, of the Village of Arlington Heights, County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **ROBIN KING and JULIE KING, husband and wife**, of the Village of Hanover Park, County of Cook, State of Illinois, not in Tenancy in Common or Joint Tenancy, but in TENANCY BY THE ENTIRETY, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

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

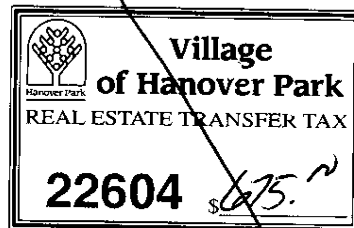
**PIN: 06-36-410-106-0000**  
**ADDRESS: 1640 PERSIMMON STREET, HANOVER PARK, IL 60133**



SUBJECT TO: (1) Covenants, conditions and restrictions of record,  
(2) Building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and  
(3) 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 in Tenancy in Common or Joint Tenancy, but in TENANCY BY THE ENTIRETY, forever.

DATED this 2<sup>nd</sup> day of June, 2015.

  
\_\_\_\_\_  
CLAUDIO TRAVERSA



REAL ESTATE TRANSFER TAX		19-Jun-2015	
	COUNTY:	112.50	
	ILLINOIS:	225.00	
	<b>TOTAL:</b>	<b>337.50</b>	

06-36-410-106-0000 | 20150501690703 | 0-218-234-240

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STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **CLAUDIO TRAVERSA, an unmarried man**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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  
as Notary Public this 2<sup>nd</sup> day of June, 2015..



*Urszula Topolewicz*  
\_\_\_\_\_  
NOTARY PUBLIC

Name and Address of Preparer:  
Law Offices of  
Agnes Pogorzelski & Associates, P.C.  
7443 W. Irving Park Road, Suite 1W  
Chicago, Illinois 60634

MAIL TO:

*CATHERINE S. HOLLIST*  
\_\_\_\_\_  
*621 Wood Ridge Ct.*  
\_\_\_\_\_  
*ELGIN, IL 60123*  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

*ROBIN KING + JULIE KING*  
\_\_\_\_\_  
*1640 PERSIMMON ST.*  
\_\_\_\_\_  
*HANOVER PARK, IL 60133*  
\_\_\_\_\_

Property of Cook County Clerk's Office

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## EXHIBIT A

Commitment Number: F-1518-APA

**PARCEL 1:**

LOT 21-1 IN CHURCH STREET STATION SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2005 AS DOCUMENT 0527039099, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER LOT 26 FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF CHURCH STREET STATION SUBDIVISION RECORDED AS DOCUMENT NUMBER 0527039099

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT OF EASEMENTS COVENANTS, CONDITIONS, AND RESTRICTIONS DATED AS OF SEPTEMBER 2, 2004 AND RECORDED SEPTEMBER 3, 2004 AS DOCUMENT 0424741026 FOR THE PURPOSE OF ACCESS, STORM SEWER SYSTEM, STORMWATER MANAGEMENT, STORMWATER DRAINAGE, TEMPORARY CONSTRUCTION AND SIGNAGE AS MORE FULLY DESCRIBED IN SECTION 2,3,4 AND 6 IN SAID DOCUMENT.

**PARCEL 4:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE CHURCH STREET STATION TOWNHOME OWNERS ASSOCIATION DATED FEBRUARY 28, 2006 AND RECORDED MARCH 13, 2006 AS DOCUMENT 0607248067 FOR THE PURPOSE OF ACCESS IN AND TO THE COMMON AREA AND EASEMENT OF INGRESS AND EGRESS OVER AND UPON THE COMMON AREA AND ANY OTHER PARCEL FOR ANY AND ALL PURPOSES ARISING OUT OF THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND INSPECTION OF UTILITIES SERVICING SUCH LOT.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

06-36-410-106-0000  
1640 PERSIMMON ST, HANOVER PARK, IL 60133

National Title Center, Inc.  
7443 W Irving Park Rd #1E  
Chicago, IL 60634  
A Policy Issuing Agent for  
FIRST AMERICAN TITLE INSURANCE COMPANY