

SC 15 012959
FIDELITY NATIONAL TITLE
TRUSTEE'S DEED



Doc#: 1519849003 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 10:48 AM Pg: 1 of 2

THE GRANTORS PATRICK BERNARD O'NEILL and MICHAEL EDWIN O'NEILL, Successor Co-Trustees of THE JOAN M. O'NEILL LIVING TRUST, u/t/a dated December 20, 2001, 679 North Walden Drive, Palatine, Illinois 60067, for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, convey and warrant to GRANTEEES DANIEL J. BRETZMANN and ROSEANN BRETZMANN, Husband and Wife, 317 Garrison Circle, Port Barrington, Illinois 60010 not as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

see attached legal

Subject only to: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate. All homestead rights, if any are released.

Permanent Real Estate Index Numbers: 02-15-112-047-0000
Address: 679 North Walden Drive, Palatine, Illinois 60067

DATED: May 23, 2015.

Patrick Bernard O'Neill (SEAL)
PATRICK BERNARD O'NEILL
Successor Co-Trustee
The Joan O'Neill Living Trust
u/t/a dated December 20, 2001

Michael Edwin O'Neill (SEAL)
MICHAEL EDWIN O'NEILL
Successor Co-Trustee
The Joan M. O'Neil Living Trust
u/t/a dated December 20, 2001

State of Illinois, County of Cook) SS
I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK BERNARD O'NEILL and MICHAEL EDWIN O'NEILL, Successor Co-Trustees, of THE JOAN M. O'NEILL LIVING TRUST, u/t/a dated December 20, 2001, personally known to me to be the persons whose names 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 May 23, 2015.

Commission expires _____
Notary Public

This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Mail To:
Marc Tobias
355 West Dundee Road, #200
Buffalo Grove, IL 60089

Send Tax Bills to:
Daniel J. & Roseann Bretzmann
679 North Walden Drive
Palatine, IL 60067

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UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

PARCEL 1: THAT PORTION OF LOT 4 IN TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 THENCE SOUTH 23 DEGREES 14 MINUTES, 45 SECONDS EAST 28.54 FEET ALONG THE WEST LINE OF SAID LOT 4 FOR THE POINT OF BEGINNING THENCE NORTH 66 DEGREES 45 MINUTES 15 SECONDS EAST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS 683(A) AND 679 (B) TO A POINT ON THE EAST LINE OF SAID LOT 4 THENCE SOUTH 23-DEGREES 14 MINUTES 45 SECONDS EAST 29.33 FEET ALONG SAID EAST LINE OF LOT 4 THENCE SOUTH 66 DEGREES 45 MINUTES 15 SECONDS WEST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO 679 (B) AND 675 (C) TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 23 DEGREES 14 MINUTES 45 SECONDS WEST 29.33 FEET ALONG SAID WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		06-Jul-2015
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50
02-15-112-047-0000 20150501690029 1-470-518-1144		

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