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Doc#: 1520333019 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2015 09:04 AM Pg: 1 of 2

MAIL TAX BILL TO:
Dennis Baran
1274 S. Falcon Drive
Palatine, IL 60067

MAIL RECORDED DEED TO:
Paul Fasco, Esq.
Fullett Roselund Anderson, P.C.
430-440 Telser Road
Lake Zurich, Illinois 60047

WARRANTY DEED

THE GRANTORS, JACK M. CARROO and JANE CARROO, husband and wife, both of PALATINE, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to DENNIS BARAN, an unmarried man all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

THAT PART OF BLOCK 48 IN EAST PEREGRINE LAKE ESTATE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1996 AS DOCUMENT NUMBER 96540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 48, THENCE SOUTHERLY ALONG A CURVED LINE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET AN ARC LENGTH OF 5.42 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG SAID CURVED LINE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET AN ARC LENGTH OF 34.18 FEET THENCE SOUTH 87 DEGREES 58 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.12 FEET, THENCE NORTH 02 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 34.00 FEET, THENCE NORTH 87 DEGREES 58 MINUTES 58 SECONDS EAST A DISTANCE OF 143.01 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE TOWNHOMES AT EAST PEREGRINE LAKE ESTATES RECORDED JUNE 29, 1998 AS DOCUMENT 98552079

Permanent Index Number: 02-28-404-031-0000

Property Address: 1274 S. Falcon Drive, Palatine, Illinois

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other government regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BOX 333-CD

S Y
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1072 15A0W7110946652 BNA

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TO HAVE AND TO HOLD said premises forever.

Dated this 10th day of July, 2015.

Jack M. Carro
 JACK M. CARROO

Jane Carro
 JANE CARROO

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JACK M. CARROO and JANE CARROO, 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 seal this 10th day of July, 2015.

Veronica Rojas
 NOTARY PUBLIC
 My commission expires: 1/12/2019

Exempt under the provisions of Paragraph _____

PREPARED BY:
 Jeffrey Lerner
 Kolpak & Lerner
 6767 N. Milwaukee
 Niles, IL 60714



REAL ESTATE TRANSFER TAX		13-Jul-2015
COUNTY:		295.00
ILLINOIS:		590.00
TOTAL:		885.00

02-28-404-031-0000 | 20150701605185 | 0-167-621-504