# **UNOFFICIAL COF**

### WARRANTY DEED

Tenancy by Entirety

Doc#: 1525846059 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/15/2015 10:46 AM Pg: 1 of 2

THE GRANTORS

(The space above for Recorder's use only)

JENNIFER KMATCH, married to Justin Kmitch, SHARON KIRK, married to Michael Kirk, and ERIC E. ENGEL, a single person and never married, of the Village of New Lenox, County of Will, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to JOHN E. SHEEHAN and MARGARET SHEEHAN. & Manhattan Illinois, as HUSBAND AND WIFE, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in Cook County, Illinois, commonly known as 10429 Elderberry Lane, Orland Park, Illinois 60467, legally described as:

PARCEL 1:THAT PART OF LOT 29 IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 89 DEGREES 31 MINUFES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, 40.84; THENCE NORTH 00 DEGREES 28 MINUTES 07 SECONDS EAST, 15.37 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 79.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 11 MINUTES 01 (ECONDS WEST, 44.21 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 59 SECONDS EAST, 93.00 FEET, THENCE SOUTH 88 DEGREES 11 MINUTES 01 SECONDS EAST, 44.21 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 93.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, I'LLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, AS AMENDED, FOR INGRESS AND EGRESS.

Permanent Index Number: 27-29-214-089-0000

Address of Real Estate: 10429 Elderberry Lane, Orland Park, Illinois 60467

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as TENANTS BY ENTIRETY forever.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for 2015 and subsequent years; building lines and easements, provided that they do not

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## **UNOFFICIAL COPY**

interfere with the current use and enjoyment of the Real Estate; Covenants, Conditions and Restrictions contained in the Declaration of Covenants, Conditions and Restrictions for Mallard Landings Townhomes and all amendments thereof.

Dated this day of	.2015.
JENNIFER KMITCH	
SHARON KIKK	<u>.                                    </u>
ERIC E. ENGEL, by Je no	of July Knutza his attigin fact
his attorney in fact via pow STATE OF ILLINOIS	er of attorney
COUNTY OF COOK	)ss. )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Kmitch, and Sharon Kirk personally known to me to be the same persons whose names are subscribed in 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.

This instrument was prepared by: Arthur J. Murphy, Murphy & Smith, Ltd., 53 W. Jackson Blvd., Suite 628, Chicago, Illinois 60604

#### MAIL TO:

Mark Mathewson Mathewson, Wishnoff & Taylor, P.C. 30 N. LaSalle Street, Suite 2400 Chicago, Illinois 60602

## SEND SUBSEQUENT TAX BILLS TO:

John E. & Margaret Sheehan 10429 Elderberry Lane Orland Park, Illinois 60467

REAL ESTATE TRANSFER TAX		10-Sep-2015	
		COUNTY:	142.50
		ILLINOIS:	285.00
		TOTAL:	427.50
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