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Doc#: 1529657230 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/23/2015 11:07 AM Pg: 1 of 2

WARRANTY DEED
Statutory (Illinois)

Dec ID 20151001635471
ST/CO Stamp 1-922-052-160 ST Tax \$175.00 CO Tax \$87.50

FIDELITY NATIONAL TITLE

CH15029519

GRANTOR(S), ERIK W. KLINGENBERG and NICOLE B. KLINGENBERG (f/k/a NICOLE B. CAIAFA, also known as NIKKI CAIAFA), husband and wife, of the County of Will, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JAMES CROKE, of 1813 West Armitage Avenue, Chicago, Illinois 60622, the following described Real Estate situated in the County of ~~McHenry~~ *Cook*, State of Illinois, to wit:

** a single man*

Cook

PARCEL 1: UNIT 404 IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-47 AND STORAGE SPACE S-47.

Permanent Index No: 02-15-303-056-1032

Property Address: 455 West Wood Street, #404, Palatine, Illinois 60067

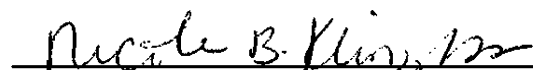
Subject only to the following: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

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.

DATED this 8 day of October, 2015


ERIK W. KLINGENBERG


NICOLE B. KLINGENBERG (f/k/a NICOLE B. CAIAFA, also known as NIKKI CAIAFA)

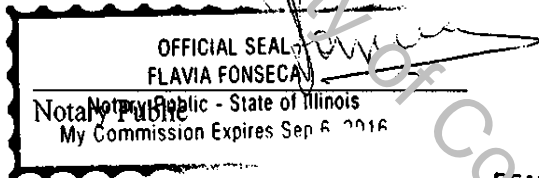
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State of Illinois)
) SS
 County of DuPage)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ERIK W. KLINGENBERG and NICOLE B. KLINGENBERG (f/k/a NICOLE B. CAIAFA, also known as NIKKI CAIAFA), personally known to me to be the same 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 notary seal,

DATED this 8th day of October, 2015



DOCUMENT PREPARED BY:

Lehn G. Shepherd, Esq.
 Dale & Gensburg, P.C.
 200 West Adams St., Suite 2425
 Chicago, Illinois 60606

MAIL RECORDED DEED TO:

Robert M. Zelek, Esq.
 Law Office of Robert M. Zelek
 1420 Renaissance Drive, Suite 313
 Park Ridge, Illinois 60068

NAME AND ADDRESS OF TAXPAYER:

Mr. James Croke
 455 West Wood Street, #404
 Palatine, Illinois 60067

REAL ESTATE TRANSFER TAX		22-Oct-2015
COUNTY:		87.50
ILLINOIS:		175.00
TOTAL:		262.50

02-15-303-058-1052 | 20151001635471 | 1-922-052-160

DuPage County Clerk's Office