

GIT

40022002 1/2

WARRANTY DEED

THE GRANTOR, JESSICA TROXELL, now a married individual, Formerly known as JESSICA LOSSMAN, of the State of Illinois, for and in consideration of Ten and no/100ths (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to KALINA G. MITOVA, an unmarried person and not a party to a civil union, of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:



Doc#: 1534457088 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 10:46 AM Pg: 1 of 3

40022002 01 1/2

LEGAL DESCRIPTION:

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PARCEL 1:

THAT PART OF LOT 1 IN INSIGNIA COURT RESUBDIVISION OF PART OF BLOCK 12 OF ARTHUR T, MCINTOSH AND COMPANY'S PALATINE ESTATES, UNIT NO. TWO, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID INSIGNIA COURT RESUBDIVISION RECORDED MAY 19, 1999 AS DOCUMENT NUMBER 99484021; BOUNDED AND DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 01 SECONDS WEST, 173.49 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 59 SECONDS WEST, 14.97 FEET TO A POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS WEST 25.13 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 06 SECONDS WEST, 50.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 54 SECONDS EAST 25.18 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 06 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE "COMMUNITY AREA AS DEFINED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR INSIGNIA COURT SOUTH COMMUNITY ASSOCIATION" RECORDED AS DOCUMENT NUMBER 99483708 AND AS SHOWN ON THE PLAT OF SUBDIVISION AS INGRESS AND EGRESS EASEMENT AND NONEXCLUSIVE BLANKET EASEMENT OVER LOT 1 AS SHOWN ON THE PLAT OF INSIGNIA COURT RESUBDIVISION BEING A RESUBDIVISION OF PART OF BLOCK 12

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UNOFFICIAL COPY

OF ARTHUR T. MCINTOSH & COMPANY'S PALATINE ESTATE UNIT TWO, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

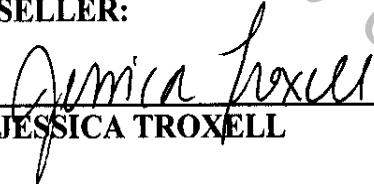
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

PERMANENT INDEX NO.: 02-26-100-063-0000

PROPERTY ADDRESS: 61 E. Clare Ct. Palatine, IL 60067

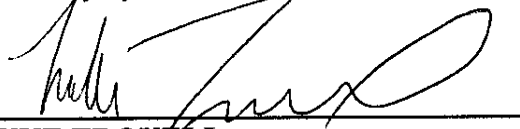
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this 10 day of November, 2015

SELLER:



JESSICA TROXELL

LUKE TROXELL, married to **JESSICA TROXELL**, hereby releases and waives all rights under any by virtue of the homestead exemption laws of the State of Illinois



LUKE TROXELL

REAL ESTATE TRANSFER TAX 03-Dec-2015



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

02-26-100-063-0000 | 20151101642859 | 1-561-625-664

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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 **JESSICA TROXELL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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.

Subscribed to and sworn to before me
this 10 day of November, 2015.



NOTARY PUBLIC



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 **LUKE TROXELL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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.

Subscribed to and sworn to before me
this 10 day of November, 2015.



NOTARY PUBLIC



This Deed was prepared by:

Thomas W. Winkler, Esq.
The Winkler Group LLC
1699 E. Woodfield Rd., Suite 400
Schaumburg, Illinois 60173

After recording, mail to:

James Phillip Habel
851 N Dovington Ct.
Hoffman Estates, IL 60169