

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1619655114 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2016 02:58 PM Pg: 1 of 3

THE GRANTORS, ARTUR KOPEC AND ANGELIKA ANNA ZIMA, HUSBAND AND WIFE, of the city of DES PLAINES, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

SEAN MURPHY AND MICHELLE

K. MURPHY  
Einkhorn

of the city of Des Plaines, County of Cook, State of Illinois, not as joint tenants or as tenants in common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of COOK, in the State of Illinois:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

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, as husband and wife, not as joint tenants or as tenants in common, but as **TENANTS BY THE ENTIRETY** forever.

Permanent Index Number(s): 09-14-312-031-0000  
Address of the Real Estate: 9044 DELHIA AVE, DES PLAINES, IL 60016

DATED this 24th day of June, 2016

ARTUR KOPEC

ANGELIKA ANNA ZIMA

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 ARTUR KOPEC AND ANGELIKA ANNA ZIMA, 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 this 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, this 24 day of June, 2016.

NOTARY PUBLIC



This instrument prepared by: Yelena R. Shvartsman, P.C., 400 Skokie Boulevard, Suite 220, Northbrook, Illinois 60062

~~AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:~~  
Send subsequent tax bills to:   
Sean + Michelle K. Murphy  
9044 Delphia Ave.  
Des Plaines, IL 60016

Property not located in the corporate limits of the City of Des Plaines, Deed or Instrument not subject to transfer tax.  
J. Brown 6/20/16  
City of Des Plaines

Return to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074  
1072 PTitle-31358

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## LEGAL DESCRIPTION

of premises commonly known as 9044 DELPHIA AVE., DES PLAINES, IL 60016

OFFICE

**PARCEL 1: THE NORTH 29.02 FEET OF LOT 5 IN BALLARD RIDGE (A PLANNED UNIT DEVELOPMENT) IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1990 AS DOCUMENT NUMBER 90612313, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF FAIRMONT RIDGE, RECORDED APRIL 4, 1991 AS DOCUMENT NUMBER 91153189, IN COOK COUNTY, ILLINOIS.**

Commonly known as 9044 DELPHIA AVE., Des Plaines, Illinois 60016

Parcel ID(s): 09-14-312-031-0000


### SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2015 and subsequent years.

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| REAL ESTATE TRANSFER TAX  | 27-Jun-2016 |
|---|-------------|
|  COUNTY:   | 140.00      |
|  ILLINOIS: | 280.00      |
| TOTAL:  | 420.00      |
| 09-14-312-031-0000   20160601614142   1-157-289-280   |             |