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16207128
WARRANTY DEED
Tenancy by Entirety



Doc# 1632846103 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 02:41 PM PG: 1 OF 3

THE GRANTOR(S)

(The space above for Recorder's use only)

William R. Iverson and Kathleen O. Iverson, husband and wife of the Village of Palatine, County of Cook, 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, **CONVEYS** and **WARRANTS** to Timothy Burch and Susan Burch, husband and wife of 9864 WEST LECAND, UNIT 214, SCHILLER PARK, IL 60174, as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 756 North Walden Drive, Palatine, IL 60067, legally described as:

PARCEL I: THAT PORTION OF LOT 12 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1989 AS DOCUMENT NUMBER 89506432, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 28.40 FEET, ALONG THE SOUTH LINE OF SAID LOT 12 FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.90 FEET, TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2.10 FEET, ALONG THE EXTERIOR SURFACE OF SAID BUILDING, TO AN EXTERIOR CORNER OF SAID BUILDING, THENCE NORTH 90 DEGREES 00 SECONDS 00 MINUTES WEST, 0.42 FEET, TO THE CENTER LINE OF A PARTY WALL COMMON TO UNITS NO. 756 AND 758, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 27.99 FEET, ALONG THE CENTER LINE OF SAID PARTY WALL, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 0.50 FEET, TO AN EXTERIOR CORNER OF SAID BUILDING, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 29.01 FEET, ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO THE NORTH LINE OF SAID LOT 12, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 25.90 FEET, ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 0.17 FEET, TO AN EXTERIOR CORNER OF SAID BUILDING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2.84 FEET, ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.42

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FEET, TO THE CENTER LINE OF A PARTY WALL COMMON TO UNITS NO. 754 AND 756, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 54.05 FEET, ALONG THE CENTER LINE OF SAID PARTY WALL, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 0.40 FEET, TO AN EXTERIOR CORNER OF SAID BUILDING, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 5.94 FEET, ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND THE PROLONGATION THEREOF TO THE SOUTH LINE OF SAID LOT 12, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 25.16 FEET, ALONG THE SOUTH LINE OF SAID LOT 12, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 02-15-112-037-0000

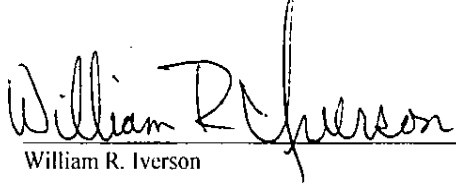
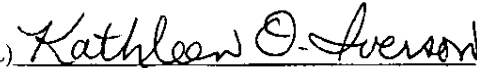
Address(es) of Real Estate: 756 North Walden Drive, Palatine, IL 60067

The Grantors hereby releases and waives 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.

SUBJECT TO: Covenants, conditions and restrictions of record; general real estate taxes for 2015 and subsequent years; and Building Lines and Easements, and terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs..

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Dated this 6th day of November, 2016

 (SEAL)
  (SEAL)
 William R. Iverson Kathleen O. Iverson

STATE OF ILLINOIS)


)ss.

COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Iverson and Kathleen O. Iverson personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 6th day of November, 2016





 NOTARY PUBLIC
 Commission expires _____

This instrument was prepared by: Mark G. Reinbold, Attorney at Law, 1104 King James Avenue, St. Charles, IL 60174

MAIL TO:

Mr. John T. Clery, Esq.
 John T. Clery P.C.
 1515 W. Woodfield Dr., Suite 830
 Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

Timothy Burch and Susan Burch
 756 N. Walden Dr.
 Palatine, Illinois 60067

REAL ESTATE TRANSFER TAX

22-Nov-2016



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

02-15-112-037-0000

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