

UNOFFICIAL COPY

Law

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



1703910130D

Doc# 1703910130 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2017 03:00 PM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2810402

Preparer File:
FATIC No.: 2810402

THE GRANTOR(S) Brendan R. Thornton, unmarried, of the Village of Palatine, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to
Sharon Krause

2407 Fairview Avenue, Johnsburg, of the
County of McHenry, State of Illinois xxxxxxxxxxxxxxxxxxxxxxxx
xx, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantors, for themselves and their successors and assigns, hereby covenant and represent that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantors.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):
02-22-202-014-1021

Address(es) of Real Estate: 132 W. Johnson Street, Unit #305,
Palatine, IL 60067

Dated this 21st day of November, 20 16

By: [Signature]
Brendan R. Thornton, unmarried

SY
P3
SN
SC
INT



First American
Title Insurance Company

Special Warranty Deed - Individual

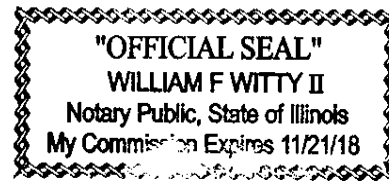
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brendan R. Thornton, unmarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 21st day of November, 20 16.


Notary Public



Prepared by:
Drake James Leoris, Jr.
Leoris & Cohen, P.C.
622 Laurel Avenue
Highland Park, IL 60035

Mail to:

Louis J. Morelli
2902 Lincoln Highway
St. Charles, IL 60175

REAL ESTATE TRANSFER TAX

31-Jan-2017



| | |
|---------------|---------------|
| COUNTY: | 155.00 |
| ILLINOIS: | 310.00 |
| TOTAL: | 465.00 |

02-22-202-014-1021

20170101605972 | 2-023-228-096

Name and Address of Taxpayer:

Sharon Krause
132 W. Johnson Street, Unit #305
Palatine, IL 60067



First American
Title Insurance Company

Special Warranty Deed - Individual

UNOFFICIAL COPY

Exhibit "A" – Legal Description

PARCEL 1: UNIT 305 IN THE BENCHMARK OF PALATINE CONDOMINIUMS IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, 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 15, 2005, AS DOCUMENT NUMBER 0516619000, WHICH WAS AMENDED BY AMENDMENT NO. 1 RECORDED OCTOBER 25, 2005, AS DOCUMENT NUMBER 0529810000, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-66 AND STORAGE SPACE S-66.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility Conditions and Restrictions 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 of Condominium/Covenants, Conditions and Restrictions.

