

1750759

UNOFFICIAL COPY

WARRANTY DEED

Illinois Statutory  
(Individual to Individual)



Doc# 1706206125 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2017 01:44 PM PG: 1 OF 3

MAIL TO:

Jerry Boyajian - Stonington  
P.O. Box 2600  
Palatine, IL 60078

NAME & ADDRESS OF TAXPAYER:

Jerry Boyajian and Nancy Boyajian  
P.O. Box 2600  
Palatine, IL 60078

THE GRANTOR(S), **Bonnie R Pettry**, a widow, **Rachel Hedstrom**, a married woman, and **Rebecca Pedersen**, divorced and not since remarried, of the Village of Palatine, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Jerry Boyajian and Nancy Boyajian**, husband and wife, of 223 Fairway Drive, Prospect Heights, Illinois, not as tenants in common, nor as joint tenants, but as Tenants By The Entirety, 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

Subject to: (1) Easements, restrictions and conditions of record; and (2) General real estate taxes not due and payable at the time of closing; (3) building lines, if any, so long as they do not interfere with current use and enjoyment of the property.

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 not as tenants in common, nor as joint tenants, but as Tenants By The Entirety, forever.

Permanent Index Number: 02-24-104-059-1140

Property Address: 115 Stonington Drive, Palatine, Illinois 60074

DATED THIS 21<sup>ST</sup> day of FEBRUARY, 2017

REAL ESTATE TRANSFER TAX		02-Mar-2017
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
02-24-104-059-1140		20170201616449   0-990-825-152

Bonnie R. Pettry (SEAL)  
Bonnie R Pettry

Rachel Hedstrom (SEAL)  
Rachel Hedstrom

Rebecca Pedersen (SEAL)  
Rebecca Pedersen

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Bonnie R Pettry, Rachel Hedstrom and Rebecca Pedersen**, personally known to me to be the same person(s) whose name(s) is/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 notarial seal this 21<sup>ST</sup> day of FEBRUARY, 2017

My commission expires on 4/30, 2017



Joseph V Maggio  
Notary Public

IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER  
STAMPS EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 2 SECTION 4, REAL ESTATE TRANSFER  
ACT

DATE:

\_\_\_\_\_  
Buyer, Seller, or Representative

NAME AND ADDRESS OF PREPARER:

Joseph V. Maggio, Esq.  
1218 W. Northwest Highway  
Palatine, Illinois 60067

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes:(Chap. 55 ILCS 5/3-5 020) and the name and address of the person preparing the instrument:(Chap. 55 ILCS 5/3-5022).

**THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS HEDSTROM AND PETERSON.**

Mail to:  
HERITAGE TITLE COMPANY  
4405 THREE OAKS ROAD  
CRYSTAL LAKE, IL 60014

**UNOFFICIAL COPY**

Exhibit A

UNIT 31-2 IN STONINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN BAYBROOK PARK PUBLIC UTILITIES CONDOMINIUM DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27288308, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 9, 1972, AS DOCUMENT 22115026, AS AMENDED BY DOCUMENT NUMBER 27058788 RECORDED APRIL 25, 1974, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1984 AND KNOWN AS TRUST NUMBER 107623 TO DENISE L. O'SHANNA DATED MARCH 20, 1986 AND RECORDED MAY 2, 1986 AS DOCUMENT 86173484 IN COOK COUNTY ILLINOIS

Pin: 02-24-104-059-1140

Property of Cook County Clerk's Office