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Doc#: 1706649048 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/07/2017 09:26 AM Pg: 1 of 3

Dec ID 20170201613680
ST/CO Stamp 1-796-197-056 ST Tax \$240.00 CO Tax \$120.00

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL ILLINOIS STATUTORY

MAIL TO:

Joseph F. Delaney
11 S. Dunton
Arlington Heights IL 60005

NAME & ADDRESS OF TAXPAYER:

Paul, Joseph & Mary Beth Delaney
44 N. Vail Ave.
Arlington Heights, IL 60005

THE GRANTOR, DORALYNN TABOR, a single woman, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid;

** a single man*
CONVEYS AND WARRANTS to PAUL DELANEY, JOSEPH DELANEY and MARY BETH DELANEY, of Cook County, State of Illinois, as JOINT TENANTS, all interest in the following described Real Estate, situated in the County of Cook, in the State of Illinois to wit:

*** Husband
wife*

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights hereunder and under and by virtue of the Homestead Exemption Laws of the State of Illinois if applicable. TO HAVE AND TO HOLD said premise in Fee Simple forever. Subject to Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

The purchaser may not resell the property within 30 calendar days of closing and is further prohibited from reselling the property for 31 to 90 calendar days after the closing herein for a gross sale price greater than 120 percent of the gross sales price of the short sale transaction.

Permanent Index Number: 03-29-340-032-1034

Property Address: 44 N. Vail Avenue, Arlington Heights, Illinois 60005

Dated this 17 day of February, 2017.

REAL ESTATE TRANSFER TAX

03-Mar-2017



COUNTY:	120.00
ILLINOIS:	240.00
TOTAL:	360.00

03-29-340-032-1034

| 20170201613680 | 1-796-197-056

Doralynn Tabor
DORALYNN TABOR

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

*Mad
25782-28452
BWL6-01000*

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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 of Illinois, DO HEREBY CERTIFY THAT DORALYNN TABOR, 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 she signed, sealed and delivered said instrument as her free and voluntary acts, for the uses and purposes herein set forth.

Given under my hand and notarial seal, this 17 day of February, 2017.

Cindy Long
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

Prepared By:
The Law Offices of Dominick T. DiMaggio
238 Robert Parker Coffin Road
Long Grove, IL 60047

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE VAIL AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00625338, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT OF THE USE OF GARAGE SPACE P89, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00625338.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT 00577251

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 44 N. Vail Avenue, Arlington Heights, IL 60005

Property of Cook County Clerk's Office