

UNOFFICIAL COPY

PREPARED BY:
Kathryn M. Cremerius
236 E. Northwest Hwy, Suite C
Palatine, IL 60067



Doc# 1710312108 Fee \$40.00

Doc# 1711712078 Fee \$40.00

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

MAIL TAX BILL TO:
Oscar Rodriguez & Patrice M. Rodriguez
945 E. Kenilworth Ave., Unit 216
Palatine, IL 60074

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/27/2017 02:51 PM PG: 1 OF 2

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/13/2017 02:41 PM PG: 1 OF 2

MAIL RECORDED DEED TO:
Kashyap V. Trivedi, Esq.
Trivedi & Khan, LLP
1345 Wiley Rd., Ste. 110
Schaumburg, IL 60173

TRUSTEE'S WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Albert J. Klein & Jane F. Klein, as Co-Trustee of the Jane F. Klein DOLT dated 2/14/2000, of the City of Arlington Heights, IL, under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated February 14, 2000, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Oscar Rodriguez and Patrice M. Rodriguez, husband and wife, of 950 Wilmette Rd., Palatine, Illinois 60074, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Unit 216 Together with its Undivided Percentage Interest in the Common Elements in Willow Creek Condominium No. 4, as Delineated and Defined in the Declaration Filed as Document No. LR2702050, as Amended from Time to Time, in Part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 02-24-105-023-1044
Property Address: 945 E. Kenilworth Ave., Unit 216, Palatine, IL 60074

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, conditions, restrictions, building lines, and easements of record; applicable zoning laws, ordinances, and other governmental regulations, if any, Condominium Declaration and all Amendments, public and utility easements including any easements established by or implied from the Declaration or Amendments thereto, party wall rights and agreements, provided they do not interfere with the current use and enjoyment of the Real Estate, installments due after date of closing of general assessments established pursuant to the Condominium Declaration

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

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and benefit forever of said party of the second part, not as Tenants in Common, and not as Joint Tenants, but as Tenants by the Entirety.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

DOCUMENT BEING
RE-RECORDED TO
CORRECT CHAIN OF TITLE

REAL ESTATE TRANSFER TAX

07-Apr-2017



COUNTY: 77.50
ILLINOIS: 155.00
TOTAL: 232.50

02-24-105-023-1044 | 20161001670368 | 1-594-052-288

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

S
P
S
S
INT

UNOFFICIAL COPY

Dated this 3rd day of April, 2017

Albert J. Klein & Jane F. Klein, as Co-Trustees of the
Jane F. Klein DOLT dated 2/14/2000

By: Albert J. Klein
Albert J. Klein, as Co-Trustee

By: Jane F. Klein
Jane F. Klein, as Co-Trustee

STATE OF IL)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Albert J. Klein and Jane F. Klein, as Co-Trustees of the Jane F. Klein DOLT dated 2/14/2000, 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 he/she/they signed, sealed and delivered the said instrument, as his/hers/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 3rd day of April, 2017

Notary Public

OFFICIAL SEAL
KATHRYN MORANEMERUS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/29/18

Exempt under the provisions of paragraph _____

Proprietary
Cook County Clerk's Office