

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1712917052 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2017 11:24 AM Pg: 1 of 3

Dec ID 20170501649615
ST/CO Stamp 0-976-032-192 ST Tax \$330.00 CO Tax \$165.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Gordon Thomson and Deborah Thomson, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Christina Roepke, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

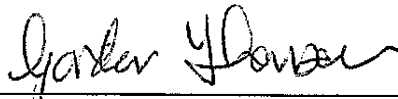
SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 02-16-204-064-0000
Property Address: 725 N. Maple Ave., Palatine, IL 60067



SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 4 day of MAY, 2017.

 (Seal)
Gordon Thomson

 (Seal)
Deborah Thomson

REAL ESTATE TRANSFER TAX		08-May-2017
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00
02-16-204-064-0000 20170501649615 0-976-032-192		

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

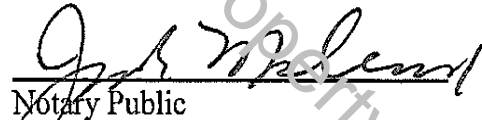
BW17-31493 83 10P1

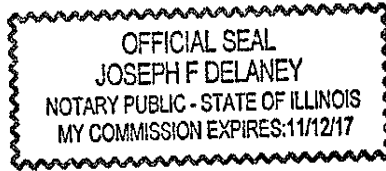
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gordon Thomson and Deborah Thomson personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 4 day of MAY, 2017.


Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

~~Law Offices of Jay H Chic
2454 E Dempster St Ste 310
Des Plaines, IL 60016~~

SEND SUBSEQUENT TAX BILLS TO:

Christina Roepke
725 N. Maple Ave.
Palatine, IL 60067

PROPERTY OF COOK COUNTY Clerk's Office

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LEGAL DESCRIPTION:

UNIT #96, BEING ALL OF LOT 32, EXCEPT THE SOUTHERLY 91.48 FEET THEREOF IN SUTTON PARK PLACE-PHASE 3, BEING A RESUBDIVISION OF LOTS 1 THROUGH 20 IN BLOCK 2 AND LOTS 11 THROUGH 14 IN 725 BLOCK 1, TOGETHER WITH THE EASTERLY 6 FEET OF MAPLE AVENUE, THE NORTHERLY 6 FEET OF ALVA STREET AND THE EASTERLY AND WESTERLY 3 FEET OF FRANKLIN AVENUE ADJOINING SAID LOTS AS SHOWN ON PLAT OF VACATION RECORDED OCTOBER 28, 1999 AS DOCUMENT NO. 9015033, ALL IN FRANK E. MERRILL & COMPANY'S GREATER PALATINE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 LYING NORTHEASTERLY OF THE NORTHWEST HIGHWAY IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1926 AS DOCUMENT NO. 318962, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 725 N. Maple Avenue, Palatine, IL 60067

Property of Cook County Clerk's Office