

UNOFFICIAL COPY

After recording return to:

Law Offices of Peter L. Marx

7104 W. Addison  
Chicago, IL 60634

FILE # 17-0499

493 ARMSTRONG DR  
BUFFALO GROVE IL  
60089

Doc#: 1715306017 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/02/2017 09:50 AM Pg: 1 of 2

Mail tax bill to:

Andrew C. Moore

~~311 Arbor Glen Blvd.~~ 493 ARMSTRONG DR  
Schaumburg, IL 60195BUFFALO GROVE IL  
60089

Dec ID 20170501664731

ST/CO Stamp 0-295-150-016 ST Tax \$340.00 CO Tax \$170.00

## Warranty Deed

THE GRANTORS, James Ryan and Deborah Ryan, Husband and Wife, as Tenants by the Entirety, of Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Andrew C. Moore,**

*Above Space for Recorder's Use Only*

\_\_\_\_\_ the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL ONE:

THE WEST 25.28 FEET OF THE EAST 63.54 FEET OF LOT 4, AS MEASURED ALONG THE SOUTH LINE AND PARALLEL WITH THE EAST LINE THEREOF, IN ARBOR GLEN, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 2003 AS DOCUMENT NUMBER 0323932069, IN COOK COUNTY ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS FOR ARBOR GLEN, SCHAUMBURG, ILLINOIS, RECORDED AS DOCUMENT NUMBER 0323932070 AND AMENDED AND RESTATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS FOR ARBOR GLEN, SCHAUMBURG, ILLINOIS, RECORDED AS DOCUMENT NUMBER 0626447059.

Permanent Real Estate Index Number: **07-03-100-038-0000**Address of Real Estate: **311 Arbor Glen Blvd., Schaumburg, IL 60195**

Hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises

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forever. SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Dated this 22 day of May, 2017.

James Ryan (SEAL)  
**JAMES RYAN**

Deborah Ryan (SEAL)  
**DEBORAH RYAN**

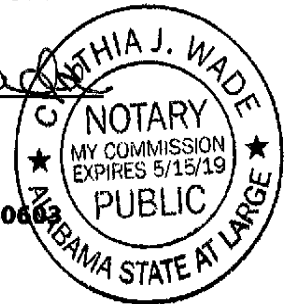
State of ~~ILLINOIS~~ ALABAMA

County of FRANKLIN


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Ryan And Deborah Ryan**, 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 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 official seal, this 22 day of MAY, 2017.

Anthia J. Wade  
Notary Public



THIS INSTRUMENT PREPARED BY: **Nancy A. Summers, 73 W. Monroe Street, Unit 303, Chicago, IL 60663**

  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
**31757**     360.00