

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 1715808050 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2017 09:38 AM Pg: 1 of 3

### RETURN TO:

**GREGORY STRAPKO AND JANE STRAPKO**  
1717 W. CRYSTAL LN, UNIT 212  
MOUNT PROSPECT, IL 60056

Dec ID 20170501654455  
ST/CO Stamp 1-351-375-296 ST Tax \$137.50 CO Tax \$68.75

### SEND TAX BILLS TO:

**GREGORY STRAPKO AND JANE STRAPKO**  
1717 W-CRYSTAL LANE, UNIT 212  
MOUNT PROSPECT, IL 60056

THE GRANTOR(S), ANNE E. ROMES, married to Thomas Romes of Schaumburg, Illinois, and ANTHONY HOLECZ, married to Debra Holecz of Niles, Michigan, as the Heir at Law of Mary Schmelzer for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

**GREGORY STRAPKO AND JANE STRAPKO**

### Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- ~~d) As an Individual~~

The following described real estate situated in the County of Cook in the State of Illinois, to wit: UNIT NO. 212 IN CRYSTAL TOWERS "A" CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PCL) THAT PART OF THE NORTHEASTERLY 170.00 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 1) LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF LOT 1 THROUGH A POINT ON SAID NORTHEASTERLY LINE 550.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1 IN CRYSTAL TOWERS CONDOMINIUM DEVELOPMENT, BEING A CONSOLIDATION OF LOT 'A' AND LOT B OF TALLY HO APARTMENTS, A DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 27, 1971 AND KNOWN AS TRUST NO. 75957 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 22520958 TOGETHER WITH AN UNDIVIDED 1.34 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-22-203-046-1015

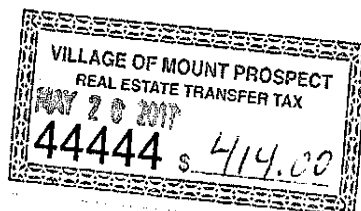
Address of Property: 1717 W. CRYSTAL LANE, UNIT 212, MOUNT PROSPECT, IL 60056

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

Dated this 31 day of May, 2017.

Anne Romes (SEAL)  
ANNE E. ROMES

Anthony Holecz (SEAL)  
ANTHONY HOLECZ



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

AW 17-32223 TM

# UNOFFICIAL COPY

STATE OF ILLINOIS } ss.  
County of Lake }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANNE E. ROMES, personally known to me to be the same person(s) whose name 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 instrument as his/her/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 22 day of May, 2017.

[Signature]  
NOTARY PUBLIC  
My commission expires on Nov. 15, 2020



STATE OF ILLINOIS } ss.  
County of Lake }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANTHONY HOLECZ, personally known to me to be the same person(s) whose name 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 instrument as his/her/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 17 day of May, 2017.

[Signature]  
NOTARY PUBLIC  
My commission expires on 11-15, 2020



NAME and ADDRESS OF PREPARER:  
MICHAEL J. ANGELINA  
ANGELINA & HERRICK, P.C.  
1895 C ROHLWING ROAD  
ROLLING MEADOWS, IL 60008  
(847) 873-0590

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE:

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		06-Jun-2017
COUNTY:	68.75	
ILLINOIS:	137.50	
TOTAL:	206.25	

08-22-203-046-1015 | 20170501654455 | 1-351-375-296

**UNOFFICIAL COPY****EXHIBIT "A"**

**UNIT NO. 212 IN CRYSTAL TOWERS "A" CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PCL) THAT PART OF THE NORTHEASTERLY 170.00 FEET OF LOT 1 (AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 1) LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF LOT 1 THROUGH A POINT ON SAID NORTHEASTERLY LINE 550.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1 IN CRYSTAL TOWERS CONDOMINIUM DEVELOPMENT, BEING A CONSOLIDATION OF LOT 'A' AND LOT B OF TALLY HO APARTMENTS, A DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 27, 1971 AND KNOWN AS TRUST NO. 75957 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 22520958 TOGETHER WITH AN UNDIVIDED 1.34 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY) IN COOK COUNTY, ILLINOIS.**

Cook County Clerk's Office