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Doc# 1716649239 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2017 01:25 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20170501652380
ST/CO Stamp 1-741-429-184 ST Tax \$361.00 CO Tax \$180.50

GRANTOR:

ELLEN JOYCE, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 30, 2016, AND KNOWN AS THE ELLEN JOYCE TRUST AGREEMENT, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00), in hand paid, CONVEY and WARRANT to:

GRANTEE:

APRIL POWELL, an unmarried woman, of the Village of Palatine, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A for legal description, PL's and address

02-15-301-057-1013

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided none of the foregoing impair the use of the real estate as a single family condominium residence; acts done by or suffered through Grantee(s); all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable;

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.



1 of 1 17006438 wh

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		15-Jun-2017	
	COUNTY:		180.50
	ILLINOIS:		361.00
	TOTAL:		541.50

02-15-301-057-1013 | 20170501652380 | 1-741-429-184

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Dated as of the 26th day of May, 2017.

GRANTOR:

ELLEN JOYCE, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 30, 2016, AND KNOWN AS THE ELLEN JOYCE TRUST AGREEMENT

Signature of Ellen Joyce, Trustee

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Ellen Joyce ("Grantor") appeared before me this day in person and acknowledged she signed, sealed and delivered this instrument as her 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 26th day of May, 2017.



Signature of Notary Public

MAIL TO:

April Powell
384 W. Wood Street
Palatine, IL 60067

SEND SUBSEQUENT TAX BILLS TO:

April Powell
384 W. Wood Street
Palatine, IL 60067

This instrument was prepared by:

Brian Meltzer
Meltzer, Purtill & Stelle,
1515 E. Woodfield Road, Suite 250
Schaumburg, Illinois 60173

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 25 IN THE ROWHOMES AT THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2002 AS DOCUMENT NUMBER 0021076635, AS AMENDED, AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 02-15-301-057-1013

ADDRESS: 384 W. WOOD STREET, PALATINE, ILLINOIS, 60067