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WARRANTY DEED Statutory (Illinois)

Doc#. 1716649239 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/15/2017 01:25 PM Pg: 1 of 3

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:

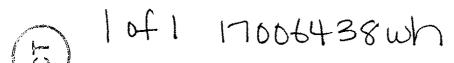
APRIL POWELL, an unmarried woman, of the Village of Palatine, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A for legal description, PIN 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.



[SIGNATURE PAGE FOLLOWS]

1716649239 Page: 2 of 3

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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

Ellen Joyce, Trustee

STATE OF ILLINOIS

COUNTY OF COUNTY OF

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 day of May, 2017.

"OFFICIAL SEAL" SHERIN WONG-WEBER Notary Public, State of Illinois My Commission Expires 7/2/2020

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

1716649239 Page: 3 of 3

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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 I 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 SINC SCORDED OC O TIME, IN THE GROUPUARTER OF SECTION 15, IN MERIDIAN, IN COOK COUNTY, ILLING.

PIN: 02-15-301-057-1013

ADDRESS: 384 W. WOOD STREET, PALATINE, ILLINOIS, 60067 RECORDED OCTOBER 1, 2001 AS DCCUMENT 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

{EJOYCE: MISC: 02130627.DOCX:2}