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**Warranty Deed
Statutory (ILLINOIS)**

THE GRANTOR

JAMES M. TEPER and SUSAN S. TEPER,
husband and wife (collectively, the "Grantor")



Doc# 1717242030 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 01:35 PM PG: 1 OF 4

Property of Cook County Clerk's Office

of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to:

MATTHEW CARR and ANDREA CARR, husband and wife, as TENANTS BY THE ENTIRETY, and not as joint tenants or as tenants in common (collectively, the "Grantee")

the Real Estate situated in the County of Lake in the State of Illinois and legally described as Exhibit A attached hereto, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: Those matters described on Exhibit B attached hereto.

Permanent Index Number (PIN): 04-17-305-024-0000

Address(es) of Real Estate: 2143 Valley Road, Northbrook, Illinois 60062

DATED this 26TH day of May, 2017.

REAL ESTATE TRANSFER TAX		08-Jun-2017
COUNTY:		340.00
ILLINOIS:		680.00
TOTAL:		1,020.00
04-17-305-024-0000 20170501664161 0-121-125-312		

JAMES M. TEPER

Susan S. Teper
SUSAN S. TEPER

S X
P 4
S N
SC X
INT 10/10

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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, DO HEREBY CERTIFY THAT, **JAMES M. TEPER and SUSAN S. TEPER**, 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.

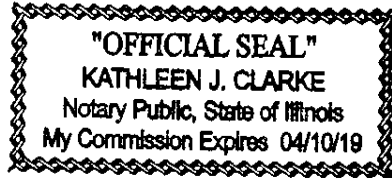
Given under my hand and official seal, this 26 day of May, 2017.

Commission expires April 10, 2019



Notary Public

This instrument prepared by: James M. Teper, Esq.
Patzik, Frank & Samotny Ltd.
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606



Mail recorded document to: Dean Galanopoulos, Esq.
Galanopoulos & Gaigan
340 W. Butterfield Road
Elmhurst, Illinois 60126

Send all subsequent tax bills to the Grantee at:

17-294B
Matthew and Andrea Carr
2143 Valley Road
Northbrook, Illinois 60062

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EXHIBIT A

LEGAL DESCRIPTION

LOT 230 IN SUMMERHILL, UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1972 AS DOCUMENT NUMBER 21809955 IN COOK COUNTY, ILLINOIS.

Property Address: 2143 Valley Road
Northbrook, Illinois 60062

Permanent Index No.: 04-17-305-024-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

Real estate taxes not yet due and payable.

Easement reserved for and granted to Northern Illinois Gas Company its successors and assigns in all platted 'easement' areas, streets, alleys, other public ways and places shown on Plat. Said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances.

Easement over the platted 'easement' areas for the purpose of installing and maintaining all equipment necessary to serve the Land and other Land with telephone and Electric Service, together with right to overhang aerial service wires and the right of access to such wires, as created by Grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the Plat of the Subdivision recorded February 16, 1972 as document 21809955.

30 foot building line as shown on the Plat of said Subdivision, recorded February 16, 1972 as document 21809955 over the West Line of the Land.

Utility easement as shown on the Plat of said Subdivision recorded February 16, 1972 as document 21809955 over the East 5 feet, West 10 feet and South 5 feet of the Land.