

# UNOFFICIAL COPY



\*1719206267D\*

## WARRANTY DEED

(Individual to Individual)

Doc# 1719206267 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 04:11 PM PG: 1 OF 3

MAIL TO:

David E. Bekala Atty  
1255 TOWN CENTER ROAD STE 2N  
VERMILION ILL 60061

1752037M

THE GRANTOR(S), Vantage Management Associates, LLC,  
of 727 N. Walden Dr. in the City of Palatine, County of Cook, State of Illinois, for and in consideration of the sum of \*\*\*TEN and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid.

CONVEY AND WARRANT UNTO Ryan Nedolast, of  
\_\_\_\_\_ City of Palatine, County of Cook in Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

“SEE LEGAL DESCRIPTION ATTACHED”

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 as

Joint Tenants Tenants by the Entirety Tenants in Common

Grantee Address

NAME & ADDRESS

Ryan Nedolast

OF TAXPAYER:

727 N. Walden Dr., Palatine, IL 60067

Permanent Index Number(s)

02-15-112-026-0000

Property Address:

727 N. Walden Dr., Palatine, IL 60067

Mail to:  
HERITAGE TITLE COMPANY  
4405 THREE OAKS ROAD  
CRYSTAL LAKE, IL 60014

### REAL ESTATE TRANSFER TAX

11-Jul-2017



COUNTY: 150.50  
ILLINOIS: 301.00  
TOTAL: 451.50

02-15-112-026-0000

| 20170701684672 | 1-763-423-680

RW

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Dated this 16 day of Jun, 2017.

Mark Eastman  
Vantage Management Associates, LLC

STATE OF ILLINOIS )  
COUNTY OF McHenry )

I, the undersigned, a Notary Public in and for said County and state aforesaid, DO HEREBY CERTIFY that Vantage Management Associates, LLC is known to me to be the same person(s) whose name is 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 voluntary act(s), for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 16 day of Jun 2017.

Paige Willis  
Notary Public

Commission Expires: 2-7-18

(Seal)



NAME AND ADDRESS OF PREPARER:  
COURTNEY M. CLARK  
820 E. Terra Cotta Ave. #106  
Crystal Lake, IL 60014

CLERK OF COOK COUNTY Clerk's Office

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## Exhibit A

PARCEL 1: THAT PORTION OF LOT 3 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1989 AS DOCUMENT NO. 89506432, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 13 DEGREES 26 MINUTES 56 SECONDS WEST, 57.88 FEET ALONG THE WEST LINE OF SAID LOT 3 FOR THE POINT OF BEGINNING; THENCE SOUTH 76 DEGREES 45 MINUTES 12 SECONDS EAST, 63.00 FEET, ON A LINE PASSING THROUGH THE CENTER LINE OF A PARTY WALL COMMON TO UNITS NO. 731 AND 727, TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 13 DEGREES 26 MINUTES 56 SECONDS WEST, 29.33 FEET, ALONG THE EAST LINE OF SAID LOT 3; THENCE NORTH 76 DEGREES 45 MINUTES 12 SECONDS WEST, 63.00 FEET, ON A LINE PASSING THROUGH THE CENTER LINE OF A PARTY WALL COMMON TO UNITS NO. 727 AND 719 TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 13 DEGREES 26 MINUTES 56 SECONDS EAST, 29.33 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NO. 90291697, IN COOK COUNTY, ILLINOIS.

Pin: 02-15-112-026

Property of Cook County Clerk's Office