

# UNOFFICIAL COPY

Doc#: 1829219008 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/19/2018 08:57 AM Pg: 1 of 3

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Dec ID 20181001601773  
ST/CO Stamp 1-208-906-912 ST Tax \$215.00 CO Tax \$107.50

### MAIL REAL ESTATE TAX BILL TO:

Nick Formanski and Christy Formanski  
115 S. Stonington Dr.  
Palatine, IL 60074

**THE GRANTORS:** Jerry Boyajian and Nancy Boyajian, husband and wife, of 115 S. Stonington Dr., Palatine, IL 60074, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Nicholas Formanski and Christine Formanski, husband and wife, of Chicago, Illinois, to have and to hold not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 115 S. Stonington Dr., Palatine, IL 60074  
PIN: 02-24-104-059-1140

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

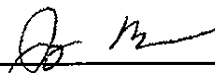
**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing, (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



1 of 2  
186NW 688006Rm

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DATED this 11 day of October 2018.


  
\_\_\_\_\_  
Jerry Boyajian

  
\_\_\_\_\_  
Nancy Boyajian

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COCK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jerry Boyajian and Nancy Boyajian, husband and wife**, 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 individually acknowledged that they signed 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 11 day of October 2018.

  
\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Shawn Good  
Attorney at Law  
800 E. Northwest Hwy., Suite 814  
Palatine, IL 60074



REAL ESTATE TRANSFER TAX		18-Oct-2018
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50
02-24-104-059-1140   20181001601773   1-208-906-912		

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## LEGAL DESCRIPTION

Order No.: 18GNW688006RM

**For APN/Parcel ID(s): 02-24-104-059-1140**

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PARCEL 1: UNIT 31-2 IN STONINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN BAYBROOK PARK PUBLIC UTILITIES CONDOMINIUM DEVELOPMENT OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27288308, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT, COVENANTS AND RESTRICTIONS RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026, AS AMENDED BY DOCUMENT NUMBER 27058788 RECORDED APRIL 25, 1974, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1984 AND KNOWN AS TRUST NUMBER 107623, TO DENISE L. O'SHANNA DATED MARCH 20, 1986 AND RECORDED MAY 2, 1986 AS DOCUMENT 86173484, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office