

WARRANTY DEED



ILLINOIS

Doc# 1901118087 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2019 01:24 PM PG: 1 OF 2

Above Space for Recorders Use Only

THE GRANTOR, Tiuca Mierea, a widow and not since remarried, of 8585 River Birch Loop, Ooltewah, Tennessee 37363, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Marcos Fernandez and Yazmin Lopez Chavez, husband and wife, of 1553 Norway Lane #1B, Palatine, Illinois, not as tenants in common and not 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:

UNIT 2-3104 IN RUNAWAY BAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST ONE-FOURTH OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.77 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO APPOINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTH WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS ENABLED TWENTY-FOUR DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 455.5 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 12; THENCE NORTH WESTERLY ALONG SAID NORTH EASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record, if any.

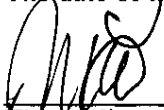
Permanent Real Estate Index Number: 02-12-213-001-1238

Address of Real Estate: 3000 Bayside Drive Unit 104, Palatine, Illinois 60074

Handwritten signature and stamp on the right margin.

UNOFFICIAL COPY

The date of this deed of conveyance December 19, 2018.



Tiuca Mierea

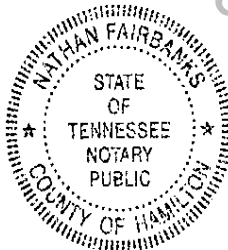
State of Tennessee, County of Hamilton. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tiuca Mierea, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said 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 official seal December 19, 2018.



Notary Public

(Impress Seal Above)



MY COMMISSION EXPIRES:
AUGUST 25, 2019

Mail to:
HERITAGE TITLE COMPANY
4405 Three Oaks Road
Crystal Lake, IL 60014

This instrument was prepared by: Carey E. Schulze Law Offices of Carey E. Schulze, P.C. 17 E Crystal Lake Avenue Crystal Lake, Illinois 60014 (815) 301-6864 Telephone (815) 642-4759 Facsimile	Send subsequent tax bills to: Marco Fernandez Yazmin Lopez Chavez 3000 Bayside Drive Unit 104 Palatine, Illinois 60074	Recorder- mail recorded document to: <i>JAMES W. ALLEN</i> <i>800 E. NORTHWEST HWY #700</i> <i>PALATINE IL 60074</i>
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REAL ESTATE TRANSFER TAX



11-Jan-2019

COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

02-12-213-001-1238

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