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18017355 RM
SPECIAL 2/3 KJCRM
WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 1901816036 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/18/2019 10:18 AM Pg: 1 of 2

Dec ID 20190101670063
ST/CO Stamp 0-713-617-056 ST Tax \$893.00 CO Tax \$446.50

WHEN RECORDED RETURN TO:
TODD D. WALLIN AND KELLY E. WALLIN
630 S. Stegen St.
Palatine IL 60067

SEND SUBSEQUENT TAX BILLS TO:
TODD D. WALLIN AND KELLY E. WALLIN
630 S Stegen St.
Palatine IL 60067

THIS AGREEMENT, made this 10 day of JANUARY 2019, between KF WALTER INC., party of the first part and TODD D. WALLIN AND KELLY E. WALLIN,

parties of the second part, Husband and Wife, as tenants by the entirety, of Palatine IL., WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, in fee simple, and to their heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOT 10 IN THE ARCADIA WEST SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 7, 2017 AS DOCUMENT 1721922038, IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-22-406-060-0000 (UNDERLYING PIN)
Address of Property: 630 S. STEGEN, PALATINE, IL 60067
St.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the parties of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 10th day of January, 2019.

By: [Signature]
KF WALTER INC.
Its: Manager

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STATE OF ILLINOIS)
)SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Kevin Franz, manager of KF WALTER INC., before me this day in person and severally acknowledged that he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 10th day of JANUARY, 2019.



[Signature]
Notary Public
Commission expires: 10/2/20

This Instrument was prepared by:
MICHAEL J. ANGELINA
ANGELINA & HERRICK, P.C.
1895 C ROHLWING ROAD
ROLLING MEADOWS, ILLINOIS 60008

EXHIBIT "A"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
5. Streets and highways, if any.
6. Utility easements, if any, whether recorded or unrecorded.
7. Schedule B exceptions listed in Chicago Title Insurance Company title commitment 18017355RM.