

# UNOFFICIAL COPY

Prepared By:  
Bruce N. Tinkoff  
TINKOFF, POPKO and ASSOCIATES  
413 East Main Street  
Barrington, Illinois 60010

Doc#: 1905106026 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/20/2019 11:09 AM Pg: 1 of 3

Dec ID 20190201603137  
ST/CO Stamp 1-302-247-840 ST Tax \$285.00 CO Tax \$142.50

Return To:  
Guzada Law Offices  
6650 N NORTHWEST Hwy  
CHICAGO IL 60631

Mail Tax Bills To:  
Natale A. Ranallo and Sarah J. Cristy  
719 North Walden DR  
Palatine IL 60067

## WARRANTY DEED

THE GRANTOR MARGARET A. SANDFORD and CORY L. SANDFORD, wife and husband, of 30 Alice Lane, of the Village of Lake Barrington, County of Lake, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

<sup>Angelo</sup>  
NATALE ~~A.~~ RANALLO and SARAH ~~J.~~ CRISTY, A/K/A SARAH CHRISTY  
not as Tenants in Common or Tenants by the Entirety, but as  
JOINT TENANTS, Grantees,

the following described Real Estate situated in the County of <sup>Cook</sup> ~~Lake~~ in the State of Illinois, to wit:

### 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, in Cook County, Illinois, described as follows:

Commencing at the Northwest corner of said Lot 3; thence South 13 Degrees 26 Minutes 56 Seconds West, 112.88 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. 723(0) and 719(C-1) to a point on the East line of said Lot 3; thence South 13 Degrees 26 Minutes 56 Seconds West 25.67 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. 719(C-1) and 715(D) to a point on the West line of said Lot 3; thence North 13 Degrees 26 Minutes 56 Seconds East 25.67 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

(C) 1 of 2  
1957 00457LZ

190201603137

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Covenants, Conditions, Restrictions, Easements and Homeowner's Association recorded May 2, 1990 as document 90201697.

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

Permanent Index Number (PIN): 02-15-112-024-0000

Common Address: 719 North Walden Drive, Palatine, Illinois 60067

DATED this 12 day of FEBRUARY, 2019.

x Margaret A. Sandford (seal) x Cory L. Sandford (seal)  
Margaret A. Sandford Cory L. Sandford

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that MARGARET A. SANDFORD and CORY L. SANDFORD, wife and husband, 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.

GIVEN under my hand and official seal, this 12 day of FEBRUARY, 2019.



Commission Expires

Danielle M. Tinkoff  
Notary Public

**SUBJECT TO:** General real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No.: 19ST00457LZ

For APN/Parcel ID(s): 02-15-112-024-0000

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