

UNOFFICIAL COPY

Doc#: 1906049116 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/01/2019 01:52 PM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:
Law Office of Ryan B Werner, LLC
1655 N. Arlington Heights, Suite 104E
Arlington Heights, IL 60004

Dec ID 20190201608126
ST/CO Stamp 0-578-102-688 ST Tax \$321.50 CO Tax \$160.75

BW19041642 1/2

MAIL REAL ESTATE TAX BILL TO:
William E Kilberry and Penelope Kilberry
728 N Walden Drive
Palatine, IL 60038

THE GRANTOR(S): Michael Naselli and Mary Naselli, a married couple, of the Village of Palatine, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to William E Kilberry and Penelope Kilberry, *husband and wife* as tenants by the entirety not as joint tenants nor tenants in common, to have and to hold 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: 728 N Walden Drive, Palatine, IL 60038 000007
PIN: 02-15-112-029-0000

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.

REAL ESTATE TRANSFER TAX

01-Mar-2019



COUNTY:	160.75
ILLINOIS:	321.50
TOTAL:	482.25

02-15-112-029-0000

| 20190201608126 | 0-578-102-688

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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EXHIBIT A

PARCEL 1:

THAT PORTION OF LOT 11 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 138.33 FEET ALONG THE WEST LINE OF SAID LOT 11 FOR THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 63.00 FEET ON A LINE PASSING THROUGH THE CENTER LINE OF A PARTY WALL COMMON TO UNIT NUMBERS 728 AND 732, TO A POINT ON THE EAST LINE OF SAID LOT 11 FOR THE EAST TERMINUS OF SAID LINE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697.

Cook County Clerk's Office