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PREPARED BY:

Fullett Swanson PC
430-440 Telfer Road
Lake Zurich, IL 60047

Doc#: 1921308010 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/01/2019 10:38 AM Pg: 1 of 2

Dec ID 20190701634882

ST/CO Stamp 0-837-215-328 ST Tax \$495.00 CO Tax \$247.50

MAIL TAX BILL TO:

STEVEN EDWARD GIBBLE and DEBRA BIRDIE
KELLER
1274 S. FALCON DR. 1/1
PALATINE, IL 60067

MAIL RECORDED DEED TO:

Piercey & Associates, Ltd.
Attn: Michael J. Murphy
1525 S. Grove Ave, Ste. 204
Barrington, IL 60010

JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), DENNIS M. BARAN, unmarried, of Palatine, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to STEVEN EDWARD GIBBLE AND DEBRA BIRDIE KELLER, of 888 Stradford Circle Buffalo Grove, IL, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: THAT PART OF BLOCK 48 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1998 AS DOCUMENT NO. 98540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID BLOCK 48, THENCE SOUTHERLY ALONG A CURVED LINE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 5.42 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG SAID CURVED LINE, BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 34.18 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.19 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 143.01 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE TOWNHOMES AT EAST PEREGRINE LAKE ESTATES, RECORDED JUNE 29, 1998 AS DOCUMENT NO. 98552079.

Permanent Index Number(s): 02-28-404-031-0000
Property Address: 1274 S. FALCON DR., PALATINE, IL 60067

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 23RD day of JULY, 2019


DENNIS M. BARAN

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60601-4380
Recording Department

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STATE OF ILLINOIS
COUNTY OF LAKE) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENNIS M. BARAN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 23rd day of JULY, 2019

Paul Fosco
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office