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Doc#: 1923908103 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/27/2019 11:48 AM Pg: 1 of 4

Dec ID 20190801656304
ST/CO Stamp 0-463-553-120 ST Tax \$143.00 CO Tax \$71.50

Property of Cook County Clerk's Office

Recording Cover Page
Fidelity National Title
Warranty Deed
OC19017726

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Emerik Tellez
718 Tipperary Ct.
Unit 2C
Schaumburg, IL 60193

(The Above Space for Recorder's Use Only)

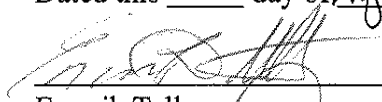
THE GRANTOR Emerik Tellez, married to Maritza Tellez, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jamie Baumgartner of 520 Eagle Dr., Unit 302, Elk Grove Village, IL 60007, * L, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 07271020201117

Property Address: 718 Tipperary Ct., Unit 2C, Schaumburg, IL 60193

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.



Dated this 23 day of August, 2019.



Emerik Tellez


Martiza Tellez


MS 8-23-19
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
37244 \$143.00

REAL ESTATE TRANSFER TAX		26-Aug-2019
	COUNTY:	71.50
	ILLINOIS:	143.00
	TOTAL:	214.50
07-27-102-020-1117 20190801656304 0-463-553-120		

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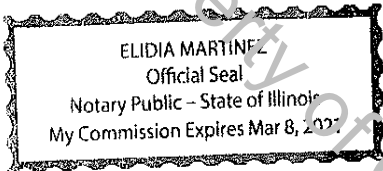
STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Emerik Tellez personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. ** their

Given under my hand and notarial seal, this 23 day of August, 2019.
** Donahue and Martiza Tellez*

[Signature]

Notary Public



THIS INSTRUMENT PREPARED BY
Cohen, Donahue and Salazar
2400 Big Timber Road, Suite 108
Elgin, IL 60124

MAIL TO:

Scott Krill, Esq.
18 S. Fifth St.
Geneva, IL 60134

SEND SUBSEQUENT TAX BILLS TO:

Jamie Baumgartner
718 Tipperary Ct.
Unit 2C
Schaumburg, IL 60193

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EXHIBIT A LEGAL DESCRIPTION

UNIT 2-C, 718 TIPPERARY OF THE LAKEWOOD CONDOMINIUM, AS DELINEATED ON PLAT OF A PART OF SURVEY OF A PART OF LOT 16131 IN SECTION 2, WEATHERS FIELD UNIT 16, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 30, 1979 AND KNOWN AS TRUST NO. 46656, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25252295; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORDS, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATIONS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.