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Doc# 1924855273 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2019 02:29 PM PG: 1 OF 4

**WARRANTY DEED**

~~AFTER RECORDING MAIL TO:~~  
Law Office of Joel Hyman (192395)  
1411 McHenry Road  
#125  
Buffalo Grove, IL 60089

**MAIL REAL ESTATE TAX BILL TO:**

Wei Chen and Cindy Xu  
~~1465 N Winslowe Drive, 303~~  
~~Palatine, IL 60074~~  
6011 Emmitt Creek Ln  
Sugar Land, TX 77479

**THE GRANTOR(S):** Steve W. Erickson, also known as, Steven W. Erickson and Danielle M. Riebock, now known as, Danielle Erickson, 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 Wei Chen and Cindy Xu, 6011 Emmitt Creek Ln, Sugar Land Texas, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\* Not as Tenants in Common but as Joint tenants

*See Attached Legal Description*

Commonly known as: 1465 N Winslowe Drive, 303, Palatine, IL 60074  
PIN: 02-12-100-128-1095

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.

Return to:  
Advisors Title Network, LLC  
1041 900 Skokie Blvd Ste. 255  
Northbrook, IL 60062  
(847) 496-9100 ATNA-128752

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DATED this 8<sup>th</sup> day of August, 2019.

Steven W. Erickson  
Steven W. Erickson

Danielle M. Erickson  
Danielle M. Erickson

STATE OF Illinois)  
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steven W. Erickson and Danielle M. Erickson**, 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 individually acknowledged that they signed and delivered the said instrument as 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 official seal this 8 day of August, 2019.

Kimberly A. Pearson  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
AJP Law Firm, LLC  
411 E. Business Center Drive, Suite 108  
Mount Prospect, IL 60056



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## EXHIBIT A

### PARCEL 1:

UNIT 1465-303 IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM, OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 13, 2004 AS DOCUMENT NO. 0422634016 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

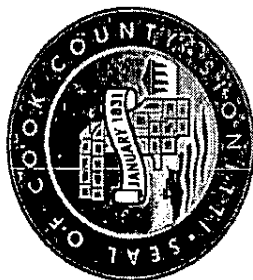
### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972, AS DOCUMENT NO. LR 2666783.

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**REAL ESTATE TRANSFER TAX**

16-Aug-2019



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

52.00  
104.00  
156.00

02-12-100-128-1095

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1-460-806-240

Property of Cook County Clerk's Office