



1926841027D

Doc# 1926841027 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 10:25 AM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Anton D. Martin and Barbara Jane Martin
1955 N. Heritage Drive
Palatine, IL 60074

**FIRST AMERICAN TITLE
FILE # 2020599**

(The Above Space for Recorder's Use Only)

THE GRANTORS Anton D. Martin and Barbara Jane Martin, ^{husband} ~~husband~~ and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Peter Nicholas Petmezas, *a single man* and Seanna Marie Fitzpatrick, *a single person* of 1248 Antietam, Long Grove, IL 60047, *as*, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: **Lake County*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02011020531207

Property Address: 1955 N. Heritage Drive, Palatine, IL 60074

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 Aug, 2019.

Anton D. Martin

Barbara Jane Martin

**FIRST AMERICAN TITLE
FILE # 2020599**

REAL ESTATE TRANSFER TAX

20-Sep-2019



COUNTY: 109.00
ILLINOIS: 218.00
TOTAL: 327.00

02-01-102-053-1207 | 20190901684718 | 0-363-936-352

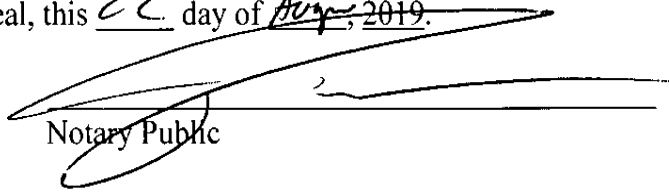
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STATE OF ILLINOIS)
) SS,
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anton D. Martin and Barbara Jane Martin 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 in the 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 notarial seal, this 22 day of Aug, 2019.


Notary Public

Patrick J. Smith
NOTARY PUBLIC
State of Illinois
My Commission Expires 6/21/2021

THIS INSTRUMENT PREPARED BY
Law Office of Patrick Smith
210 Crystal Street, Suite A
Cary, IL 60013

MAIL TO:
Wifler Law Group PC.
Catherine Wifler
103 Gilmer Rd.
Hawthorn Wds, IL 60047

SEND SUBSEQUENT TAX BILLS TO:

Peter Nicholas Petmezias and Sean Marie Fitzpatrick
1955 N. Heritage Drive
Palatine, IL 60074

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EXHIBIT A LEGAL DESCRIPTION

UNIT 275-C TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE
COMMON ELEMENTS IN HERITAGE MANOR
IN PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE
DECLARATION RECORDED AS DOCUMENT NO.
22165443 AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 42 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office