## **UNOFFICIAL COPY**

#### PREPARED BY:

Donald A. Smith 241 Golf Mill Professional Building, Suite 800 Niles, IL 60714

#### MAIL TAX BILL TO:

James Anhalt, Merrilee Anhalt and Heather Quigley 7041 W. Touhy Ave., Unit 206 Niles, IL 60714

Doc#. 2006447074 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 03/04/2020 11:35 AM Pg: 1 of 2

Dec ID 20200201615383

ST/CO Stamp 0-150-117-216 ST Tax \$315.00 CO Tax \$157.50

#### MAIL RECORDED DEED TO:

Ernest L. Rose
11 S. Dunton Ave.
Arlington Heights, IL 60005
200383400438

### JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, John R. Hank, and Karen Hamm, husband and wife, of the City of River Grove, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to James Anhalt, Merrilee Anhalt, and Heather Quigley, of 11013 Riviera, Spring Grove, Illinois 60081, 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 (see attached Exhibit A):

Subject to terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs and general real estate taxes not due and payable at the time of closing.

PIN NO.	10-31-100-016-1006	$Q_{\lambda}$
Address of Property:	7041 W. Touhy Ave., Unit 206, Niles, IL 60	07/4
THIS IS NOT HOMEST	EAD PROPERTY	2
TO HAVE AND TO HO	DLD said premises not in TENANCY IN COM	MON but in JOPAT TENANCY forever.
Dated this 15 th	day of Rohnay, 2020	Que R. Ha
		John R. Hamm
		Then the
		Karen Hamm
		CO.
STATE OF <u>ILLINOIS</u>		
COUNTY OF COOK	) SS.	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John R. Hamm and Karen Hamm, husband and wife, 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 the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this / Day of 2020

OFFICIAL SEAL
DONALD A SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/08/21

My commission expires:

7, WE1

# UNOFFICIAL COPY

PARCEL 1: UNIT 206D IN THE 7041 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, SAID BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 383.61 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES 00 SECONDS WEST, 151.17 FEET TO THE POINT OF BEGINNING: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECOINDS EAST, 112.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2888.56 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 12.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 288.56 FEET TO THE POINT OF BEGINNING, AND ALSO THAT PART OF SAID LOT 1 IN PONTARELLI'S REMAIDSANCE SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE NORTH 90 DEGREEES 00 MINUTES 00 SECONDS EAST, 328.57 FEET; THENCE SOUTH 00 DEGF.FES 00 MINUTES 00 SECONDS WEST, 206.27 FEET TO THE POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 22.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1,00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 22.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 11.00 FEET TO THE POINT OF BEGHINNING, IN COOK COUNTY ALLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 1997 AS DOCUMENT 97583939 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P16D AND INDOOR STORAGE SPACE 816D AS LIMITED COMMON ELEMENTS AS DELINE ATED ON THE SURVEY ATTACHED TO THE DECLARAITON AFORESAID RECORDED AS DOCUMENT 97583939.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

