

UNOFFICIAL COPY

WARRANTY DEED

Tenancy By The Entirety

Illinois Statutory

PK20-08516 142

Doc#. 2019807401 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2020 02:53 PM Pg: 1 of 2

Dec ID 20200301642115
ST/CO Stamp 1-286-688-992 ST Tax \$350.00 CO Tax \$175.00

PRECISION TITLE

MAIL TO:

Mr. Michael A. Manges
Joseph A. LaZara and Associates
7246 West Touhy Avenue
Chicago, IL 60631

NAME AND ADDRESS OF

TAXPAYER:

James and Rita Saldanha
37 Egg Harbour Court
Schaumburg, IL 60173

RECORDER'S STAMP

THE GRANTOR(S) Thomas R. Pazderski and June L. Pazderski, husband and wife, of 37 Egg Harbour Court, Schaumburg, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid. CONVEY AND WARRANT to: JAMES SALDANHA AND RITA SALDANHA, Husband and Wife, of 223 Brookstone Court, Schaumburg, Illinois, as ~~Joint Tenants~~, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: THAT PART OF LOT 3 IN WYNDHAM COVE, A RESUBDIVISION OF LOT 8 IN LINCOLN MEADOWS SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1989 AS DOCUMENT 89007940 AND CERTIFICATE OF CORRECTION RECORDED IN JUNE 8, 1990 AS DOCUMENT 190271579, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MARCH 21, 1996 AS DOCUMENT NUMBER 96215335, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 1 DEGREE 06 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 7.61 FEET; THENCE SOUTH 19 DEGREES 51 MINUTES 52 SECONDS WEST, 87.91 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 19 DEGREES 51 MINUTES 52 SECONDS WEST, 31.00 FEET; THENCE NORTH 70 DEGREES 08 MINUTES 02 SECONDS WEST, 69.46 FEET, THENCE NORTH 19 DEGREES 51 MINUTES 52 SECONDS EAST, 31.00 FEET; THENCE SOUTH 70 DEGREES 08 MINUTES 08 SECONDS EAST, 69.46 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS, EGRESS AND DRIVEWAY FOR THE BENEFIT OF PARCEL 1 OVER COMMON AREA AS SET FORTH IN DECLARATION RECORDED MARCH 29, 1996 AS DOCUMENT 96243158.

Permanent Index Number(s): 07-24-307-025-0000

Property Address: 37 Egg Harbour Court, Schaumburg, IL 60173

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: general real estate taxes not due and payable at the time of Closing; 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.

DATED: March 11, 2020

Thomas R. Pazderski (SEAL)
Thomas R. Pazderski

June L. Pazderski (SEAL)
June L. Pazderski

MS 03-19-20
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
38526

UNOFFICIAL COPY

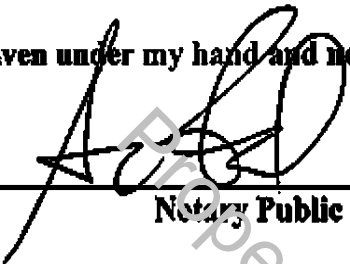
STATE OF ILLINOIS

COUNTY OF COOK

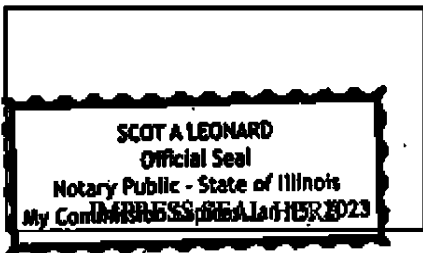
ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas R. Pazderski and June L. Pazderski, husband and wife, of 37 Egg Harbour Court, Schaumburg, Illinois, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 March 19, 2020.



Notary Public



NAME AND ADDRESS OF PREPARER:
Scot A. Leonard
Attorney At Law
800 E. Northwest Hwy., #210
Palatine, IL 60074

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF
PARAGRAPH ____,
SECTION 31-45, REAL ESTATE TRANSFER
TAX LAW

DATE:

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

02-Apr-2020



COUNTY: 175.00
ILLINOIS: 350.00
TOTAL: 525.00

07-24-307-025-0000

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