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Doc# 2025415116 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2020 03:35 PM Pg: 1 of 2

(6) 20013882 RM

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

Dec ID 20200601610111
ST/CO Stamp 1-172-492-000 ST Tax \$418.50 CO Tax \$209.25

**WHEN RECORDED RETURN TO:
GARY THOMAS AND ANITA THOMAS
1532 N. Ayreshire Court
Palatine, IL 60067**
**SEND SUBSEQUENT TAX BILLS TO:
GARY THOMAS AND ANITA THOMAS**

THIS AGREEMENT, made this 22 day of **JUNE 2020**, between **KF WALTER INC.**, party of the first part and **GARY THOMAS AND ANITA THOMAS**,

parties of the second part, **HUSBAND AND WIFE, TENANTS BY THE ENTIRETY**, of Barrington, IL, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the parties of the second part, in fee simple, and to their heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

PARCEL 1: LOT 2 IN GARDEN SUBDIVISION, BEING A RESUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 1 IN THE HOME GARDEN ACRES, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 11, 2010 AS DOCUMENT NUMBER 2007616104, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 1 OVER PRIVATE ROADWAY OUTLOT C AS SHOWN ON THE FINAL PLAT OF SUBDIVISION OF GARDEN SUBDIVISION, AFORESAID, AND CREATED BY _____

P.I.N.: 02-11-102-012-0000 AND 02-11-102-013-0000 AND 02-11-102-014-0000 (UNDERLYING)
Address of Property: 1532 N. AYRESHIRE COURT, PALATINE, IL 60067

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the parties of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 22 day of June, 2020.

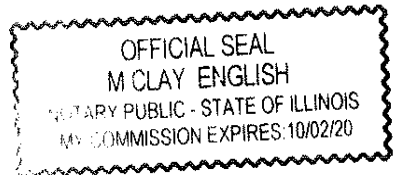
By: 
KF WALTER INC.
Its: Manager

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STATE OF ILLINOIS)
)SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, KEVIN FRANZ, manager of **KF WALTER INC.**, before me this day in person and severally acknowledged that he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 22nd day of JUNE, 2020.



[Signature]
Notary Public

Commission expires: 10/2/2020

This Instrument was prepared by:
MICHAEL J. ANGELINA
ANGELINA & HERRICK, P.C.
1895 C ROHLWING ROAD
ROLLING MEADOWS, ILLINOIS 60008

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
5. Streets and highways, if any.
6. Utility easements, if any, whether recorded or unrecorded.
7. Schedule B exceptions listed in Chicago Title Insurance Company title commitment 20013882RM .