

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by the Entirety

748557 12 KB

MAIL TO:

Judy L. DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Doc#: 2029120318 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 02:04 PM Pg: 1 of 2

Dec ID 20200801655182
ST/CO Stamp 1-178-061-280 ST Tax \$319.00 CO Tax \$159.50

NAME & ADDRESS OF TAXPAYER:

James Vogel and Amanda Vogel
12207 Spire Drive
Lemont, IL 60439

GRANTOR(S), Kathleen Conroy, married to Brett Hoskins, of 900 E. Fort Ave., #403, Baltimore, MD 21230, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), James Vogel and Amanda Vogel of 317 Clove Ridge Drive, Lockport, IL 60441, as tenants by the entirety, all interest in the following described real estate situated in Cook County and State of Illinois, to wit: **X HUSBAND + WIFE**

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 22-27-203-050-0000
Property Address: 12207 Spire Drive, Lemont, IL 60439

PREPARED TITLE
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

SUBJECT TO:

(1) General real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises as tenants by the entirety forever.

DATED this X 18 day of X August, 2020

X Kathleen Conroy
Kathleen Conroy

X Brett Hoskins
Brett Hoskins

STATE OF MARYLAND COUNTY OF BALTIMORE ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kathleen Conroy and Brett Hoskins, wife and husband, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 18th day of AUGUST, 2020

X Dolorosa Clark
Notary Public

DOLOROSA CLARK
Notary Public-Maryland
Baltimore County
My Commission Expires
March 23, 2022

My commission expires X 03/23/2022

COUNTY B ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____



Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

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Exhibit A - Legal Description

Parcel 1: That part of Lot 21 in Fiala-Chowanec's the Steeples Phase 1 being a Resubdivision of part of the Northeast 1/4 of Section 27, Township 37 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northerly corner of Lot 21; thence South 37 degrees 06 minutes 48 seconds West, along the Northwesternly line of said Lot 21 a distance of 22.36 feet; thence South 52 degrees 42 minutes 46 seconds East 22.41 feet; thence South 37 degrees 17 minutes 14 seconds 39.12 feet East for a point of beginning of the Parcel of land herein described; thence South 50 degrees 59 minutes 44 seconds East on a line that is the center and Northerly and Southerly Prolongations thereof to a Partywall, 75.29 feet; thence South 37 degrees 17 minutes 14 seconds West 28.32 feet; thence North 52 degrees 48 minutes 54 seconds West on a line that is the center and Southerly and Northerly Prolongations thereof of a Partywall, 75.29 feet, thence North 37 degrees 17 minutes 14 seconds East 28.08 feet; to the point of beginning, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 over and upon the common area for ingress and egress as created by the Declaration of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for the Steeples Townhouse Association recorded as Document 97542222, as amended by 98037369.

REAL ESTATE TRANSFER TAX		31-Aug-2020	
		COUNTY:	159.50
		ILLINOIS:	319.00
		TOTAL:	478.50
22-27-203-050-0000	2020-601355182	1-178-061-280	