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PRECISION TITLE

Doc#: 2029506363 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2020 03:51 PM Pg: 1 of 3

Dec ID 20200901681440
ST/CO Stamp 0-963-324-384 ST Tax \$330.00 CO Tax \$165.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Kevin J. Farrell and Michele M. Farrell
1064 Crestview Ln.
Pinegrove, IL 60140

(The Above Space for Recorder's Use Only)

ATC 20-10860 Y2

THE GRANTORS Kevin J. Farrell and Michele M. Farrell, husband and wife, of 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 Duy Nguyen and Kimberly K. Nguyen, ~~as TENANTS BY THE ENTIRETY~~, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

** A Single Man * A Single Woman*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-04-203-007-0000

Property Address: 2040 Shepard Road, Hoffman Estates, IL 60169

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 21st day of August 2020.

Kevin J. Farrell
Kevin J. Farrell

Michele M. Farrell
Michele M. Farrell

REAL ESTATE TRANSFER TAX		02-Sep-2020
COUNTY:	ILLINOIS	185.00
TOTAL:		485.00
07-04-203-007-0000 20200901681440 0-963-324-384		



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STATE OF ILLINOIS)
COUNTY OF *Cook*) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin J. Farrell and Michele M. Farrell 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 *20th* day of *August*, 2020.



Notary Public

THIS INSTRUMENT PREPARED BY
James R. Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

Kudulis Law
3333 Warrenville Road
Suite 200
Liste, IL 60532

SEND SUBSEQUENT TAX BILLS TO:

Duy Nguyen
2040 Shepard Road
Hoffman Estates, IL 60169

Grantor's Address:

*1500 Stonegate Manor
Mt. Prospect IL 60056*

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EXHIBIT A LEGAL DESCRIPTION

LOT 7 IN BLOCK 159 IN THE HIGHLANDS AT HOFFMAN ESTATES XIII, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 4, TOGETHER WITH PART OF THE NORTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1961 AS DOCUMENT 18173137 IN RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office