

UNOFFICIAL COPY

GIT

WARRANTY DEED

410547956 1/1



2031447127D

THE GRANTOR, TIMOTHY W. DELANEY, divorced, not since remarried, and not a party to a civil union, of the Village of Palatine, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Doc# 2031447127 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 11:11 AM PG: 1 OF 2

FRANCONIA REAL ESTATE SERVICES, INC., a Virginia corporation duly authorized to transact business in the State of Illinois and having its principal location at 13580 Groupe Dr., Ste 400 Woodbridge, VA 22192 ~~tenants or tenants in common but as TENANTS BY THE ENTIRETY,~~ the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1703-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KINGSBROOKE OF PALATINE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25234962, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2020 and subsequent years real estate taxes. Covenants, conditions and restrictions of record.

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.

P.I.N.: 02-01-100-015-1057

Commonly known as: 922 East Tower Court, Unit 1, Palatine, Illinois 60074

Dated this 21st day of August, 2020.

TIMOTHY W. DELANEY

State of ~~Illinois~~ ^{VIRGINIA}, County of ~~COOK~~ ^{FREDERICKSBURG} SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY W. DELANEY, divorced, not since remarried, and not a party to a civil union, personally known to me to be the same person 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.

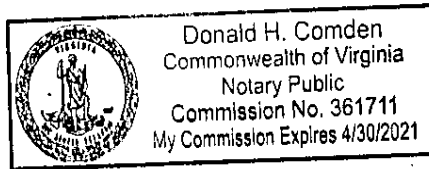
Given under my hand and notarial seal this 21st day of August, 2020.

NOTARY PUBLIC

(Notary stamp)

Prepared by: Edwin H. Shapiro, Attorney at Law
and mail to: 1111 Plaza Drive, Suite 570, Schaumburg, IL 60173



Send tax bills to:
Franconia Real Estate Services,
13580 Groupe Dr., Ste 400 Inc.
Woodbridge, VA ~~22192~~ 22192



UNOFFICIAL COPY

Property of Cook County Clerk's Office

THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPON
TITLE.

| REAL ESTATE TRANSFER TAX | | 26-Oct-2020 | |
|---|---|--------------------------------|--------|
|  |  | COUNTY: | 78.25 |
| | | ILLINOIS: | 156.50 |
| | | TOTAL: | 234.75 |
| 02-01-100-015-1057 | | 20201001618217 0-242-799-584 | |