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Karen A. Yarbrough
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Date: 03/03/2021 10:31 AM Pg: 1 of 3

Dec ID 20210201629325
ST/CO Stamp 0-422-949-904 ST Tax \$210.00 CO Tax \$105.00

WARRANTY DEED

~~AFTER RECORDING MAIL TO:~~
Nicole Rice and Michael Jacobson
~~268 E. Forest Knoll Drive,~~
~~Palatine, IL 60074~~

1018383
1/8/21

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:
Nicole Rice and Michael Jacobson
268 E. Forest Knoll Drive
Palatine, IL 60074

THE GRANTOR: Victor Jose Chavez and Martha Cano, husband and Wife, of 268 E. Forest Knoll Drive, Palatine, IL 60074 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nicole Rice and Michael Jacobson of Crystal Lake, IL, to have and to hold, as joint tenants the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

** a single woman* ** a single man,*
xxx 145 Carmela Dr.
Crystal Lake, IL 60012.

Commonly known as: 268 E. Forest Knoll Drive, Palatine, IL 60074
PIN: 02-02-301-127-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX

12-Feb-2021



COUNTY:	105.00
ILLINOIS:	210.00
TOTAL:	315.00

02-02-301-127-0000

| 20210201629325 | 0-422-949-904

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DATED this 29 day of Jan, 2021.

[Signature]
Martha Cano

[Signature]
Victor Jose Chavez

STATE OF IL)
COUNTY OF Cook)SS

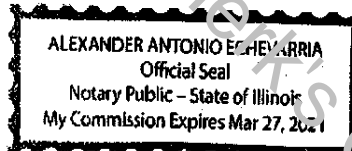
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Martha Cano and Victor Jose Chavez**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 29 day of Jan, 2021.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301



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PARCEL 1: LOT 30 IN PLAT OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ON SEPTEMBER 13, 1985 AS DOCUMENT NUMBER 3045755 AND PLAT OF CORRECTION REGISTERED MARCH 27, 1985 AS DOCUMENT NUMBER 3427034, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED AUGUST 11, 1978 AND REGISTERED NOVEMBER 13, 1978 AS LAND REGISTRATION NUMBER 3045756 AND AS AMENDED BY INSTRUMENT REGISTERED NOVEMBER 29, 1978 AS LAND REGISTRATION NUMBER 3062101, AND AS DISCLOSED BY PLAT OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES, REGISTERED SEPTEMBER 13, 1978 AS LAND REGISTRATION NUMBER 3045755.

PIN: 02-02-301-127-0000