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Doc# 2111221061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2021 10:38 AM Pg: 1 of 3

Dec ID 20210401698237
ST/CO Stamp 0-972-813-840 ST Tax \$760.00 CO Tax \$380.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Thomas
Jeffrey Black & Megan Black
1567 Balmoral Dr.
Palatine IL 60067

MAIL REAL ESTATE TAX BILL TO:

Jeffrey Black and Megan Black
1567 Balmoral Dr.
Palatine, IL 60067

(Reserved for Recorders Use Only)

Mary
THE GRANTORS: Daniel Kubera and Patricia Kubera, husband and wife, of 1567 Balmoral Dr., Palatine, IL 60067, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Jeffrey Thomas Black and Megan Black, husband and wife, of 1255 W. Eddy Street, Unit 1, Chicago, IL 60657, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1567 Balmoral Dr., Palatine, IL 60067
PIN: 02-28-105-005-0000

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.

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DATED this 14th day of April, 2021.

Daniel Kubera
Daniel Kubera

Patricia Kubera
Patricia Kubera

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Daniel Kubera and Patricia Kubera**, 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 they signed and delivered the said 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 official seal this 14th day of April, 2021.

Stacy L. McCormick
Notary Public

NAME AND ADDRESS OF PREPARER:
Piercey & Associates
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



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LEGAL DESCRIPTION

Order No.: 21GNW712365RM

For APN/Parcel ID(s): **02-28-105-005-0000**

LOT 31 IN ARTHUR T. MC-INTOSH AND CO'S BRAEMAR OF INVERNESS, A SUBDIVISION OF PARTS OF SECTIONS 20, 21 AND 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office