

# UNOFFICIAL COPY

Doc# 2118146060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2021 09:47 AM Pg: 1 of 3

Dec ID 20210501626255  
ST/CO Stamp 2-029-499-664 ST Tax \$330.00 CO Tax \$165.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Eric S Wirtitsch and Amanda R Roeber  
1306 E. Sanborn Dr.  
Palatine, IL 60074

(The Above Space for Recorder's Use Only)

THE GRANTORS Eric S Wirtitsch and Amanda R Roeber, husband and wife, of 1306 E. Sanborn Dr., Palatine, IL 60074 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 Matthew Radom and Vanessa DeRussy, husband and wife, of 1757 N. Linden St., Des Plaines, IL 60018, not as tenants by the entirety, nor as tenants in common, but 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-13-209--007-0000

Property Address: 1306 E. Sanborn Dr., Palatine, IL 60074

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 5 day of May, 2021.

Eric S Wirtitsch  
Eric S Wirtitsch

Amanda R Roeber  
Amanda R Roeber

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

TQ 00 6877

1/2

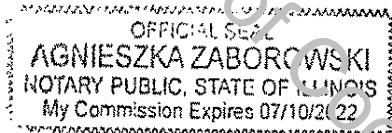
# UNOFFICIAL COPY

STATE OF ILLINOIS       )  
   ) SS,  
 COUNTY OF DUPAGE       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric S Wirtitsch and Amanda R Roeber 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 5 day of May 2021.

Notary Public



THIS INSTRUMENT PREPARED BY  
 Eileen Pearse  
 Ciesla & Pearse, PC  
 1755 S. Naperville Rd., Suite 100  
 Wheaton, IL 60189

MAIL TO:

~~Anthony Demas~~

WHITACE STEFANCZUK LTD  
 6841 W. Belmont Ave.  
 CHICAGO IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Matthew Radom  
 1306 E. Sanborn Dr.  
 Palatine, IL 60074

## REAL ESTATE TRANSFER TAX

17-Jun-2021



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

02-13-209-007-0000

| 20210501626255 | 2-029-495-664

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 7 IN BLOCK 45 IN WINSTON PARK NORTHWEST, UNIT NUMBER 3, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS MAY 21, 1962, AS DOCUMENT NUMBER 18480176, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office