

UNOFFICIAL COPY

PRECISION TITLE

PTC 21-15315 1/2

WARRANTY DEED Tenants by the Entireties

Doc#: 2120221324 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 01:16 PM Pg: 1 of 2

Dec ID 20210701693621
ST/CO Stamp 1-847-827-728 ST Tax \$450.00 CO Tax \$225.00

THE GRANTOR, Christopher LeBeau, an unmarried man, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY and WARRANT to Adam Higdon and Jo Ann Garcia, husband and wife, of the Village of Palatine, County of Cook, State of Illinois,

Grantor's Address: 145 S Pine St, Palatine, IL 60067

the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

Lot 12 in Palatine Knolls, being a re-subdivision of Lots 2, 9 and 10, in Arthur T. McIntosh and Co's Quintens Roads Farms, according to the Plat thereof recorded March 18, 1926, as document 9210325, in recorder's Office of Cook County, Illinois, and that part of Merrill Avenue, lying south of the North Line of aforesaid Lot 10, extended East and North of the South Line of Aforesaid Lot 9 extended East, all in Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 02-22-308-012-0000,

Address of Real Estate: 511 S. Echo Lane
Palatine, Illinois 60067



SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions, easements and declarations of record, hereby releasing any and all homestead rights, as applicable.

TO HAVE AND TO HOLD said premises not as Tenants in Common or Joint Tenants but as Tenants by the Entireties.

DATED this 18 day of July, 2021.

Christopher LeBeau

Christopher LeBeau

REAL ESTATE TRANSFER TAX		07-JUL-2021	
		COUNTY:	225.00
		ILLINOIS:	450.00
		TOTAL:	675.00
02-22-308-012-0000		20210701693621 1-847-827-728	

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STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher LeBeau, the above grantor, 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.

Lori Moses 7/1/2024 (Notary Public)

Prepared by: Leonard J. Marturano, Attorney at Law
190 W. Johnson Street
Unit 301
Palatine, Illinois 60067



Mail Deed to: Kelley Flinn
Attorney at Law
~~4099 W. Main Street~~ 902 S. Randall Rd Suite C316
St. Charles, IL 60174

Mail Tax Bills to: Adam Higdon & Jo Ann Garcia
511 S. Echo Lane
Palatine, IL 60067