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Karen A. Yarbrough
Cook County Clerk
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Dec ID 20210601651628
ST/CO Stamp 1-348-052-752 ST Tax \$377.00 CO Tax \$188.50

21012538RM 1/1
TK RM

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Property Address: 1505 N. Ayreshire, Palatine IL 60067

PIN: 02-11-102-012-0000
02-11-102-013-0000
02-11-102-014-0000

Prepared by:

Michael J Angelina
Angelina & Herrick P.C.
1895 C Rohlwing Road
Rolling Meadows IL 60008

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**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

WHEN RECORDED RETURN TO:

RUPP & YOUNG
4306 W CRYSTAL LAKE ROAD
McHENRY, IL 60050

SEND SUBSEQUENT TAX BILLS TO:

JAMES + MARY LOUISE ARNS
1533 N AYRESHIRE
PALATINE, IL 60067

THIS AGREEMENT, made this 3RD day of JUNE 2021, between KF WALTER INC., party of the first part and JAMES M. ARNS AND MARY LOUISE ARNS,

*- AN ILLINOIS CORPORATION
PALATINE, ILLINOIS
A MARITAL COUPLE
NOT AS TENANTS IN COMMON AND NOT ASSOCIATE TENANTS*

parties of the second part, PALATINE, ILLINOIS, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, (the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, in fee simple, and to their heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

- PARCEL 1: LOT 4, PARCEL 1 IN GARDEN SUBDIVISION, BEING A SUBDIVISION OF LOTS 11, 12, AND 13 IN BLOCK 1 IN THE HOME GARDEN ACRES, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 16, 2020 AS DOCUMENT NUMBER 2007616104, IN COOK COUNTY, ILLINOIS.
- PARCEL 2: EASEMENT FOR INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 1 OVER PRIVATE ROADWAY OUTLOT C AS SHOWN ON THE PLAT OF SUBDIVISION OF GARDEN ACRES SUBDIVISION, AFORESAID.

P.I.N.: 02-11-102-012-0000, 02-11-102-013-0000 AND 02-11-102-014-0000 (UNDERLYING PINS)
Address of Property: 1505 N. AYRESHIRE, PALATINE, IL 60067

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the parties of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: **SEE ATTACHED EXHIBIT "B"**

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 3 day of June, 2021.

By: 
KF WALTER INC.
Its: Manager

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STATE OF ILLINOIS)
)SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, KEVIN FRANZ, manager of **KF WALTER INC.**, before me this day in person and severally acknowledged that he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 3rd day of JUNE, 2021.



[Signature]
Notary Public
Commission expires: 10/14/2024

This Instrument was prepared by:
MICHAEL J. ANGELINA
ANGELINA & HERRICK, P.C.
1895 C ROHLWING ROAD
ROLLING MEADOWS, ILLINOIS 60008

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
5. Streets and highways, if any.
6. Utility easements, if any, whether recorded or unrecorded.
7. Schedule B exceptions listed in Chicago Title Insurance Company title commitment 21012538RM.