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WARRANTY DEED

TENANCY BY
THE ENTIRETY

Doc#: 2225718166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 12:01 PM Pg: 1 of 3

Dec ID 20220801624320
ST/CO Stamp 1-203-993-168 ST Tax \$180.00 CO Tax \$90.00

Property of Cook County Clerk's Office

THE GRANTORS, Kevin M. Duffy and Susan J. Duffy, husband and wife, of the Village of Barrington, County of Cook, State of Illinois for and in consideration of TEN and 00/100ths (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT TO Robert Svenson and Judith Svenson, grantees, Husband and Wife, of 1925 Ozark Parkway, of the Village of Algonquin, County of McHenry, and State of Illinois, not as Tenants in Common nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 4-703 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P4-41 AND STORAGE SPACE S4-41, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT NO. 0021458156.

FIDELITY NATIONAL TITLE
SC22021100

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SUBJECT TO:

- a) General real estate taxes not due and payable at the time of closing.
- b) Covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

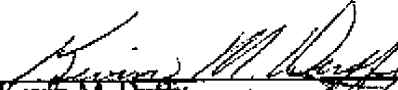
TO HAVE AND TO HOLD said premises not in tenancy in common, but in Tenancy by the Entirety forever.

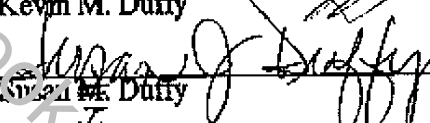
Name and Address of Taxpayer: Robert Svenson and Judith Svenson, 390 W. Mahogany Ct., Unit 703, Palatine, IL 60067.

Permanent Real Estate Index Number(s): 02-15-301-058-1239.

Address(es) of real estate: 390 W. Mahogany Ct., Unit 703, Palatine, IL 60067.

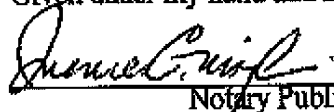
DATED this 6th day of September, 2022.

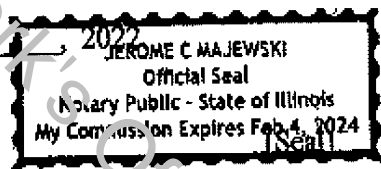
 (Seal)
 Kevin M. Duffy

 (Seal)
 Susan M. Duffy

STATE OF ILLINOIS }
 County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin M. Duffy and Susan M. Duffy, 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 sealed and delivered the said instruments 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 6th day of September, 2022.

 Notary Public



This instrument was prepared by: Jerome C. Majewski, 44 N. Virginia St., Suite 2D, Crystal Lake, IL 60014	
Mail To:	Grantees' Address & Send Subsequent Tax Bills To:
<u>Kendra T. Marderosian</u>	<u>Robert Svenson and Judith Svenson</u>
NAME	NAME
<u>111 North Ave., Ste. 204</u>	<u>390 W. Mahogany Ct., Unit 703</u>
ADDRESS	ADDRESS
<u>Barrington, IL 60010</u>	<u>Palatine, IL 60067</u>
CITY, STATE, ZIP	CITY, STATE, ZIP

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REAL ESTATE TRANSFER TAX		09-Sep-2022
		COUNTY: 90.00
		ILLINOIS: 180.00
		TOTAL: 270.00
02-15-301-058-1239	20220801624320	1-203-993-168