

# UNOFFICIAL COPY



\*23026100190\*

BT 2210012-02139 (0)  
WARRANTY DEED 132  
ILLINOIS

Doc# 2302610019 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2023 10:32 AM PG: 1 OF 2

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613



THE GRANTOR DEREK EBELING, a single person and not a party to a civil union, of 48068 Whitney Ct, Canton, MI, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT unto THE GRANTEEES JUSTIN BROWN and COLLEEN BROWN, husband and wife, of 337 W Margaret Ter, Cary, IL, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 109 IN MEADOW LAKE SUBDIVISION (A PLANNED UNIT DEVELOPMENT) IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT

Permanent Real Estate Index Number(s): 02-12-313-028-0000  
Address of Real Estate: 1063 E Olde Virginia Rd, Palatine, IL 60074

S  
P 2  
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SC  
INT JP

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs"), and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; 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.

REAL ESTATE TRANSFER TAX		26-Jan-2023
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50
02-12-313-028-0000		20221201623915   0-423-200-592

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Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.

The date of this deed of conveyance is Dated this 28 day of December, 2022.

[Signature]  
Derek Ebeling

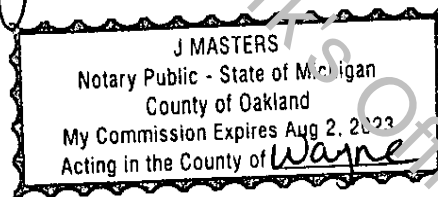
State of Michigan )  
County of Wayne ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Derek Ebeling, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 28 day of December 2022.

[Signature]  
Notary Public



Burnet Title  
Commitment No.: 2210022-02139

After Recording Return to:

Burnet Title - Post Closing  
One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181

Send subsequent tax bills to:  
Justin & Colleen Brown  
1063 E Olde Virginia Rd  
Palatine, IL 60074

~~Mail recorded document to:~~  
Justin & Colleen Brown  
1063 E Olde Virginia Rd  
Palatine, IL 60074