

UNOFFICIAL COPY

PREPARED BY:

Storino, Ramello & Durkin
9501 W. Devon Avenue, 8th Floor
Rosemont, IL 60018

Doc#. 2326933444 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/26/2023 02:42 PM Pg: 1 of 2

MAIL TAX BILL TO:

James R. Kuhr and Marie B. Kuhr
740 Creekside Drive, Unit 206 D
Mount Prospect, IL 60056

Dec ID 20230901625127

ST/CO Stamp 1-736-344-528 ST Tax \$412.00 CO Tax \$206.00

MAIL RECORDED DEED TO:

~~James R. Kuhr and Marie B. Kuhr~~ *Jeff Braiman*

~~740 Creekside Drive, Unit 206 D~~

~~Mount Prospect, IL 60056~~ *4256 N. Arlington Hts Rd, Apt. N12, IL 60004*

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), James J. Lyons and Patricia L. Lyons, his wife, of the City of Mount Prospect, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to James R. Kuhr and Marie B. Kuhr, 2217 East Arnhurst Court, Arlington Heights, IL 60004, NOT as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 206D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN CREEKSIDE AT OLD ORCHARD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96261584, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1, AS CREATED BY DECLARATION RECORDED AS DOCUMENT NO. 96261584, AS AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P33 AND STORAGE SPACE A33, AS DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT NO. 96261584, AS AMENDED FROM TIME TO TIME.

Permanent Index Number(s): 03-27-100-092-1166

Property Address: 740 Creekside Drive, Unit 206 D, Mount Prospect, IL 60056

Subject, however, to the general taxes for the year of 2022 and thereafter, the Condominium Declaration and the Illinois Condominium Property Act, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois

TO HAVE AND TO HOLD said premises NOT as JOINT TENANTS or NOT as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

UNOFFICIAL COPY

Dated this 14th day of September 20 23James J. Lyons
James J. LyonsPatricia L. Lyons
Patricia L. LyonsSTATE 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 James J. Lyons and Patricia L. Lyons, his wife, 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 the 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.

Given under my hand and notarial seal, this 14th day of September 20 23James J. Lyons
Notary PublicMy commission expires: 2/1/26

Exempt under the provisions of paragraph _____

