

UNOFFICIAL COPY

• 96691372
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WARRANTY DEED

INDIVIDUAL TO INDIVIDUAL

JOINT TENANCY

DEPT-01 RECORDING \$25.50
T#0001 TRAR 5577 09/10/96 10:28:00
#3228 ÷ RC #-96-691372
COOK COUNTY RECORDER

96691372

THE GRANTORS, JOSEPH C. DUFFELL and MELISSA K. DUFFELL, his wife, of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, do hereby CONVEY AND WARRANT unto GRANTEES, MATTHEW J. GRUBB, a never married man, and COLLEEN A. COLEMAN, a never married woman, of 451 Diane Drive, Buffalo Grove, IL 60089, as JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, and not as Tenants in Common, the following legally described real estate in the Township of Palatine, County of Cook, State of Illinois, to wit:

(See reverse side for the legal description)

SUBJECT TO: GENERAL TAXES FOR 1995 AND SUBSEQUENT YEARS, EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, PARTY WALL RIGHTS, ZONING LAWS AND ORDINANCES AND COVENANTS AND RESTRICTIONS OF RECORD.

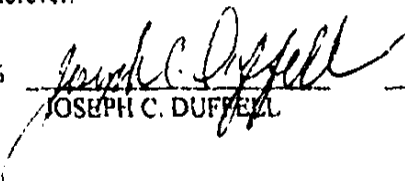
PERMANENT TAX INDEX NUMBER: 02-09-205-093.0000, Vol. 148

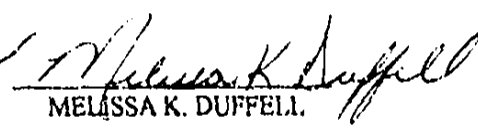
Common Address: 1238 North Knollwood, Palatine, IL 60067

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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 as JOINT TENANTS and not as Tenants in Common, forever.

DATE: August 23, 1996


JOSEPH C. DUFFELL


MELISSA K. DUFFELL

This instrument prepared by: Michael D. Kliff, Attorney at Law,
630 Pinchurst Lane, Buffalo Grove, IL 60089, (847)520-4272

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STATE OF ILLINOIS & COUNTY OF COOK) SS

I, the undersigned, a NOTARY PUBLIC in and for the said County and State, DO HEREBY CERTIFY that JOSEPH C. DUFFELL and MELISSA K. DUFFELL, 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 23 day of Aug, 1996.

(SEAL)

Commission expires

, 19

Marisa Woods
NOTARY PUBLIC

LEGAL DESCRIPTION:

PARCEL 1: LOT 24A IN KNOLLWOOD SUBDIVISION IN THE EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THAT PART OF OUTLOT A (SHOWN AS KNOLLWOOD DRIVE AND OTHER DRIVES ON THE PLAT OF SAID SUBDIVISION) AS CREATED BY THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 6, 1989 AS DOCUMENT NUMBER 89417307.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON PARTS OF OUTLOT A AS CREATED BY THE DECLARATION FOR KNOLLWOOD TOWNHOMES RECORDED NOVEMBER 1, 1997 AS DOCUMENT NUMBER 91575038.

MAIL RECORDED DEED TO:
William J. Duffy
738 South Vail
Arlington Heights, IL 60005

SEND TAX BILLS TO:
Matthew Grubb & Colleen Coleman
461 Diane Drive
Buffalo Grove, IL 60089

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY-65
REVENUE STAMP
059.00
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RECEIVED
MAY 1965
DEPARTMENT OF REVENUE