

UNOFFICIAL COPY 98-83736

WARRANTY DEED

Tenants By The Entirety,
Illinois Statutory

9119/0134 05 001 Page 1 of 2
1998-08-04 13:11:30
Cook County Recorder 33.50

MAIL TO:

Mark Peterson
825 Village Quarter Rd.
West Dundee, IL 60118

NAME AND ADDRESS OF TAXPAYER:

Alejandro Hernandez, Sr.
and Maria Hernandez
157-D Peter Court
Bartlett, Illinois, 60118

THE GRANTORS Christopher E. Mortell and Laura M. Mortell, husband and wife of the City of Bartlett, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

CONVEY AND WARRANT to Alejandro Hernandez, Jr. and Maria Hernandez, husband and wife, GRANTEE'S ADDRESS: 27 Ridge Circle, Streamwood, Illinois, not in Tenancy in Common, nor in Joint Tenancy, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of McHenry, in the State of Illinois, to wit:

LOT D IN BUILDING 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARTLETT GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22449519, IN THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

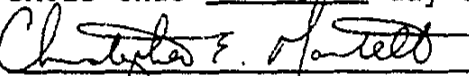
SUBJECT TO: (a) general real estate taxes not yet due or payable at the time of closing; (b) special assessments and taxes confirmed after this date for improvements not yet completed; (c) building set-back lines; (d) recorded use or occupancy restrictions; (e) zoning laws and ordinances; (f) covenants, conditions and restrictions of record provided that same do not contain a reverter or right of re-entry; and (g) perimeter public utility easements, drainage ditches, feeders, laterals and drain tiles, provided that none of same underlie any existing improvements on the premises; (h) party walls, party wall rights and agreements; (i) terms, provisions, covenants, and conditions of any Declaration of Condominium or other homeowner's association declaration, and all amendments thereto; (j) any easement established by or implied from the said declaration or amendments thereto; (k) limitations and conditions imposed by the Illinois Condominium Property Act; and (l) installments of association assessments due after the date of closing,

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, nor in joint tenancy, but as Tenants by the Entirety, forever.

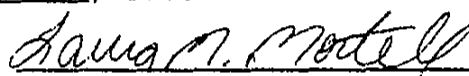
Permanent Index Number(s) 06-35-305-051-1016.

Property Address: 157-D Peter Court, Bartlett, Illinois, 60118

DATED this 3rd day of July, 1998.


Christopher E. Mortell

(SEAL)


Laura M. Mortell

(SEAL)

INTERCOUNTY TITLE

51532911

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Page 2 of 2

STATE OF ILLINOIS

SS

County of McHenry

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Christopher E. Mortell and Laura M. Mortell, personally known to me to be the same persons whose name(s) 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 31st day of July, 1998.

Notary Public

OFFICIAL SEAL

MICHAEL A UNGVARSKY JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/07/99

Impress Seal Here

NAME AND ADDRESS OF PREPARER:

Michael A. Ungvarsky, Jr.
MILITELLO, ZANCK & COEN, P.C.
40 Brink Street
Crystal Lake, IL 60014

VILLAGE OF BARTLETT

REAL ESTATE TRANSFER TAX

7-29-98

006753:228

TRANSFER STAMP

NOTION

DATE:

Buyer, Seller or Representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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