

UNOFFICIAL COPY

00522335

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2000-07-13 11:05:20

Cook County Recorder 23.00



00522335

WARRANTY DEED

Statutory (Illinois)

Mail to:

ARTHUR S. WOLF

100 N. LASALLE #1710

CHICAGO, IL 60602

WJ
5016932

THE GRANTORS, Shawn E. Timmerman, an unmarried person, of the City of Palatine, County of Cook and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Stormy J. Tyler, the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

2
JK

LEGAL DESCRIPTION

PARCEL 1:

UNIT #2-205 IN WINDHAVEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PORTION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WINDHAVEN ADD ON CONDOMINIUM AND OF EASEMENTS RELATING TO UNCONVERTED AREA, RECORDED IN COOK COUNTY AS DOCUMENT 25609759 (THE DECLARATION) AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT DATED JUNE 1, 1971 AND RECORDED SEPTEMBER 30, 1971 AS DOCUMENT 21648039 FROM AGNES C. SPLIT AND ROY J. SPLIT, HER HUSBAND, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, KNOWN AS TRUST NUMBER 22-765604-0-3, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, OPERATION, USE AND MAINTENANCE OF A LIFT STATION INCLUDING THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND LINES REQUIRED IN CONNECTION THEREWITH, OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH 20% 75 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHWEST 1/4 OF SAID SECTION 1, 1104.90 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4, THENCE WEST 145 FEET, THENCE NORTH 295 FEET, THENCE EAST 145 FEET; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4, 295 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

P.I.N. 02-01-302-077-1271 Property Address: 2B Dundee Quarter, Palatine, IL 60067

DATED July 7, 2000.

BOX 338-CTI

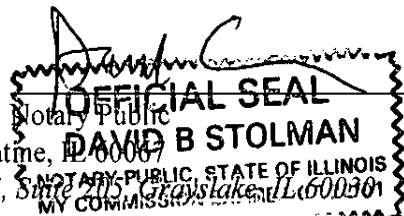
Shawn E. Timmerman

Shawn E. Timmerman

STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Shawn E. Timmerman, an unmarried person, is personally known to me to be the same person whose name is subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and official seal this 7 July, 2000



Mail subsequent tax bills to: Stormy J. Tyler, 2B Dundee Quarter, Palatine, IL 60067
THIS INSTRUMENT PREPARED BY: David B. Stolman, 70 S. Hwy. 45, Suite 210, Grayslake, IL 60030

UNOFFICIAL COPY

00522335

Property of Cook County

COOK
CO. NO. 016

3 0 6 4 8 7



P.B. 10686

JUL 12 '00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE
\$ 51.00

3 3 6 6 3

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

JUL 12 '00

P.B. 11427



\$ 25.50

1153-016-0167
1153-016-0167