

UNOFFICIAL COPY 00781873

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2000-10-05 13:26:14
Cook County Recorder 25.00

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WARRANTY DEED

Illinois Statutory



00781873

Mail To:

Attorney Jerome W. Pinderski, Jr.
P. O. Box 889
Palatine, IL 60078-0889

Name & Address of Taxpayer

Jonathan C. Arthur
245 South Park Lane, Unit 219
Palatine, IL 60067

Recorder's Stamp

THE GRANTORS, **RICHARD F. KENNY** and **ANNA KENNY**, husband and wife of the City of Palatine, County of Cook, and State of Illinois, for and in consideration of **TEN and NO/100 DOLLARS** and other good and valuable considerations in hand paid, **CONVEY AND WARRANT** to **JONATHAN CARL ARTHUR**, of 665 Tahoe Trail, Palatine, IL 60067, Cook County, and State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

3
JL.

SEE RIDER ATTACHED

SUBJECT TO the 2000 general real estate taxes and subsequent years; public and utility easements which do not underlie the existing improvements, and roads and highways, if any; covenants, conditions and restrictions of record, provided they were not violated by improvements or the use thereof and provided further they do not contain a reverter or right of re-entry; zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof; and drainage tiles, ditches, feeders and laterals, if any;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s) 02-24-105-011-1042
Property Address: 245 South Park Lane, Unit 219, Palatine, IL, 60067

Dated this 28 day of September, 2000

Richard F. Kenny (Seal) Anna Kenny (Seal)
RICHARD F. KENNY **ANNA KENNY**

BOX 333-CT1

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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 **RICHARD F. KENNY and ANNA KENNY**, 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 28 day of September, 2000.



William Elman
Notary Public

IMPRESS SEAL HERE

My commission expires on 6-17-2003

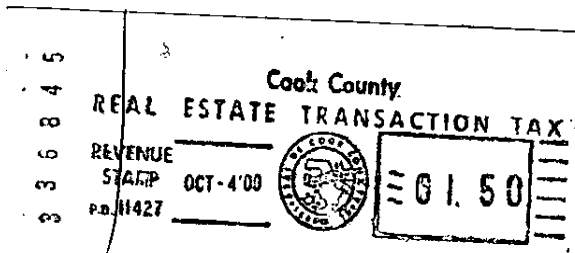
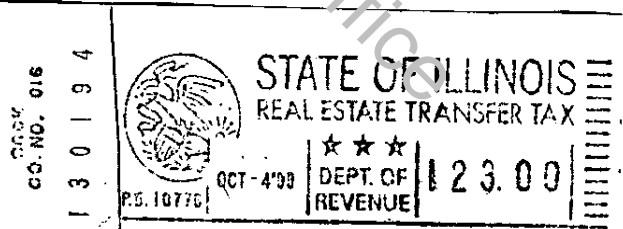
McHENRY COUNTY - ILLINOIS
TRANSFER STAMP
EXEMPT UNDER PROVISIONS
OF PARAGRAPH SECTION 4,
REAL ESTATE TRANSFER ACT

DATE: _____

Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

William Elman
ELMAN and EHARDT, LTD.
205 E. Front Street,
Harvard, IL 60033
PHONE: 815-943-4051



00781873

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RIDER

Sellers: Richard F. Kenny and Anna Kenny
Purchaser: Jonathan Carl Arthur

00781873

Property: 245 South Park Lane, Unite 219, Palatine, IL
PIN 02-24-105-011-1042

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 219 IN WILLOW CREEK CONDOMINIUM NO. 1 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 2 (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 2 AND PASSING THROUGH A POINT IN THE WEST LINE OF LOT 2 THAT IS 53.85 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2 AS MEASURED ALONG THE WEST LINE OF LOT 2) ALSO THAT PART OF LOT 5 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 THENCE SOUTH EASTERLY ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 106.62 FEET TO A CORNER IN THE NORTH LINE OF LOT 5, THENCE EAST ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 63.93 FEET THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 30 MINUTES 24 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 156.25 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 5 THAT IS 20.04 FEET SOUTHEASTERLY OF A CORNER IN THE SOUTHERLY LINE OF LOT 5 (AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 5) THENCE NORTH WESTERLY ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 20.04 FEET TO A CORNER IN THE SOUTHERLY LINE OF LOT 5, THENCE WEST ALONG THE SOUTH LINE OF LOT 5 FOR A DISTANCE OF 122 FEET TO A POINT IN THE WEST LINE OF LOT 5, THENCE NORTH ALONG THE WEST LINE OF LOT 5 FOR A DISTANCE OF 165.25 FEET TO THE POINT OF BEGINNING ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1970 AS DOCUMENT NUMBER LR 2536651

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CHICAGO TITLE AND TRUST COMPANY UNDER TRUST AGREEMENT NUMBER 56936 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 2592936 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED JULY 20, 1971 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1971 AS DOCUMENT NUMBER LR 25-92-935 FROM THE FIRST NATIONAL BANK OF LAKE FOREST, A NATIONAL BANKING ASSOCIATION, AS TRUST UNDER, TRUST NUMBER 3461 AND TRUST NO 3377 TO CHICAGO TITLE AND TRUST COMPANY AS TRUST UNDER TRUST NUMBER 56936 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE EAST 30 FEET OF LOT 1 AND ALSO THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 153 FEET OF THE NORTH 316 FEET OF SAID LOT 1, ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1970 AS DOCUMENT NUMBER LR 2536651, IN COOK COUNTY, ILLINOIS