

## WARRANTY DEED

UNOFFICIAL COPY 00031045

1174/0060 07 001 Page 1 of 3  
2000-01-12 11:34:42  
Cook County Recorder 25.50

00031045

THE GRANTOR(S) JOEL VON KAENEL  
and VICTORIA VON KAENEL, husband  
and wife  
 of the Village of Roselle  
 in the County of Cook and  
 State of Illinois for and in  
 consideration of Dollars in hand paid,  
 CONVEY and WARRANT to

RECORDER'S STAMP

SILVESTRE FANTAUZZO and MARIA FANTAUZZO

2650 Spruce, River Grove, IL

(Names and Addresses of Grantees)

as husband and wife, as joint tenants, WITH RIGHTS OF SURVIVORSHIP,  
 the following described Real Estate, situated in the County of  
Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

subject to general real estate taxes for 1999 and subsequent years; covenants, conditions,  
 restrictions, declarations, rights, options, easements, building lines of record, and  
 Illinois Condominium Property Act.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet  
 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 husband and wife  
 not as joint tenants or as tenants in common, but as tenants by the entirety.

Permanent Real Estate Index Numbers(s): 07-35-400-049-1196Address(es) of Real Estate: 630 Cross Creek Drive, Roselle, IL 60172DATED this 20th day of December, 1999Please  
printJoel Von Kaenel

(SEAL)

Victoria Von Kaenel

(SEAL)

or

type name(s)

below

(SEAL)

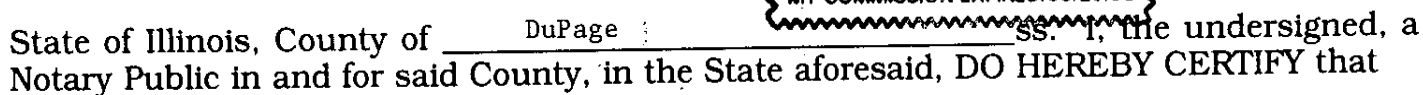
(SEAL)

signature(s)

LAW TITLE

(over)

**UNOFFICIAL COPY**



personally known to me to be the same person<sup>s</sup> \_\_\_\_\_ whose name<sup>s</sup> are \_\_\_\_\_

Impress 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 official seal this 20th day of December, 1999

Commission expires 12 1971

NOTARY PUBLIC

This instrument was prepared by David W. Rosenberg, Attorney at Law

2867 Ogden Ave, Lisle, IL 60532

Salvatore R. Spaccaferro.

(Name)

134 W. Lake Street

(Address)

Addison, IL 60101

(City, State, Zip)

**Send Subsequent Tax Bills to:**

Silvestro & Maria Fantauzzo

(Name)

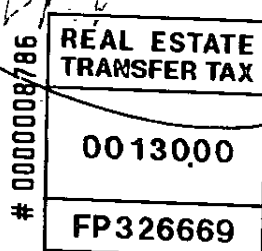
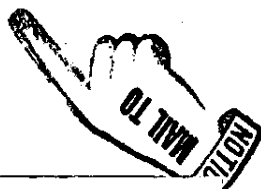
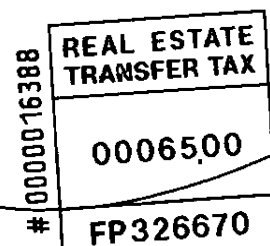
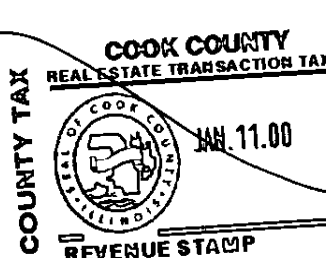
2650 since ...

(Address)

RIVER GROVE, IL 60171

(City, State, Zip)

Recorder's Office Box No. \_\_\_\_\_

**LAW TITLE INSURANCE COMPANY, INC.**

WDTBTE-Rev 11/94

00031045

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Summit Title Agency, L.L.C.

Commitment Number: 105555SM

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

UNIT NO. 7-AA2 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NO. 24835738 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 228.68 FEET NORTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 34.67 FEET EAST, AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE, OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 152.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 70.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 152.42 FEET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 70.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NO. 1 MADE BY KRSS DEVELOPMENT CORP., AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 27446569, TOGETHER WITH AN UNDIVIDED 13.62% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.