

UNOFFICIAL COPY 0010054901

888/0238 34 001 Page 1 of 4
2001-01-22 15:20:07
Cook County Recorder 27.50

WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY



0010054901

MAIL TO:

GERARDO BADIANO
20063 RAND ROAD
SUITE 100
PALATINE, ILLINOIS 60074

NAME & ADDRESS OF TAXPAYER:

MARIA GUTIERREZ, not
married
FRANCISCO GAMINO, not married
1233 WINSLOWE DRIVE, #104
PALATINE, ILLINOIS 60067

RECORDER'S STAMP

[Handwritten signature]

MARRIED TO
THE GRANTOR(S) PHILIP SABADO, TAMMY SABADO, and CHARMAINE SOTO
of the VILLAGE of DEPERE County of _____ State of WISCONSIN
for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) ----- DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to MARIA GUTIERREZ, and FRANCISCO
GAMINO
(GRANTEES' ADDRESS) 1249 WINSLOWE DRIVE
of the VILLAGE of PALATINE County of COOK State of ILLINOIS
not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of
COOK, in the State of Illinois, to wit:

A20003921
FIRST AMERICAN TITLE

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, but in Joint Tenancy (or more).

Permanent Index Number(s): 02-12-100-127-1002
Property Address: 1233 WINSLOWE DRIVE, #104, PALATINE, ILLINOIS 60067

Dated this 24th day of December XX 2000
x [Signature] (Seal) x [Signature] (Seal)
PHILIP R. SABADO TAMMY SABADO
x [Signature] (Seal) _____ (Seal)
CHARMAINE SOTO

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

UNOFFICIAL COPY

0010054901

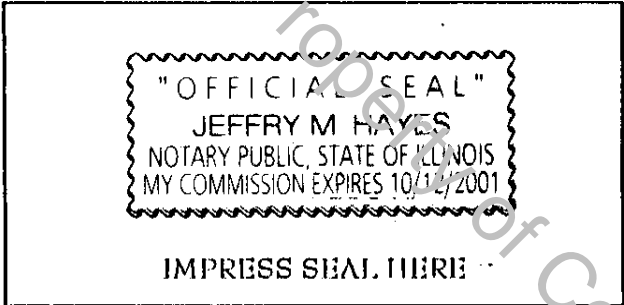
STATE OF ILLINOIS) ss.
County of LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PHIL SABADO, TAMMY SABADO and CHARMAINE SOTO personally known to me to be the same person s 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 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 24th day of December, 20.

My commission expires on _____, 20.

Jeffrey M Hayes
Notary Public



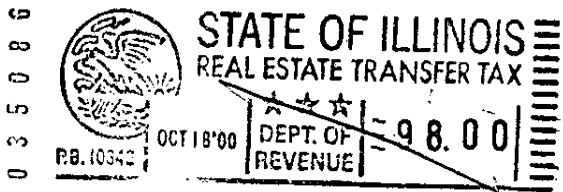
_____ COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
JEFFRY M. HAYES
505 EAST HAWLEY STREET, SUITE 220
MUNDELEIN, ILLINOIS 60060

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative



(for tax billing purposes: (55 ILCS 5/3-5020) ILCS 5/3-5022).

TO _____
FROM _____

Notary's Office

WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY

UNOFFICIAL COPY

0010054901

WARRANTY DEED ATTACHMENT

SELLERS: PHIL SABADO, TAMMY SABADO AND CHARMAINE SOTO
BUYERS: MARIA GUTIERREZ, EVELYN RUIZ AND FRANCISCO
PROPERTY: 1233 WINSLOWE DRIVE, #104
PALATINE, ILLINOIS 60067
CLOSING DATE: DECEMBER 28, 2000

LEGAL DESCRIPTION

PARCEL 1: UNIT 1233-104 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97124193 IN THE CLOVER RIDGE P.U.D. OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR2507393, FILED JUNE 15, 1970 IN REGISTERS OFFICE OF COOK COUNTY, ILLINOIS, THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE; THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE OF 230.00 FEET RADIUS CONVEX TO THE SOUTH TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE, SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 21, 1972 AS DOCUMENT NUMBER LR2666783 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

0010054901

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D. AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING: THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 86.00 FEET TO SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D. 51.80 FEET: THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A" THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 02-12-100-127-1002

Property of Cook County Clerk's Office