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UNOFFICIAL COPY

**WARRANTY DEED**  
Individual to Individual

**THE GRANTOR**

*PETER T. FAVARA*, SINGLE NEVER MARRIED  
14 RUE LAGILLE  
75018 PARIS FRANCE

0011135291

7058/0061 19 005 Page 1 of 2  
2001-12-04 09:55:12  
Cook County Recorder 23.50

**COOK COUNTY**  
**RECORDER**  
**EUGENE "GENE" MOORE**  
**ROLLING MEADOWS**



(The Above Space for Recorder's Use Only)

of the CITY of *PARIS, FRANCE*, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to **THE GRANTEE**

*JAMES WINARSKI*  
62 S. WOLF ROAD  
WHEELING, IL 60090

the following described Real Estate situated in the County of *COOK*, in the State of *Illinois*, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2001 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 03-03-100-054-1256  
Address of Real Estate: 734 ELMWOOD #D2 WHEELING, IL 60090

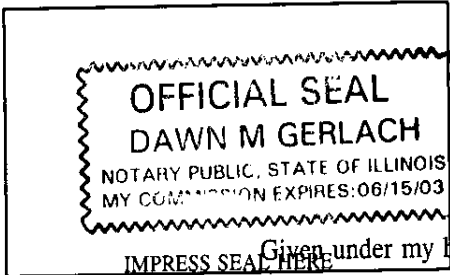
DATED this 16TH day of NOVEMBER, 2001.

\_\_\_\_ (SEAL) *Peter T. Favara* (SEAL)  
PETER T. FAVARA  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

**PETER T. FAVARA**

personally known to me to be the same PERSON whose NAME subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HE, signed, sealed and delivered the said instrument as HIS 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 16TH day of NOVEMBER, 2001.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

*Dawn M Gerlach*  
NOTARY PUBLIC

This instrument was prepared by: **DROST KIVLAHAN & MCMAHON LTD.** • 11 S. DUNTON AVENUE • ARLINGTON HEIGHTS, IL 60005

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Legal Description

of premises commonly known as 734 ELMWOOD #D2 WHEELING, IL 60090

UNIT NUMBER 1-12-51-R-D-2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT G 1-12-51-R-D-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978 AS DOCUMENT 24557904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1979 AS DOCUMENT 24973283, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 AND KNOWN AS TRUST NO. 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT 24759029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

STATE TAX

STATE OF ILLINOIS



DEC.-4.01

COOK COUNTY


# 0000006571

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0014700                  |
| FP351023                 |

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

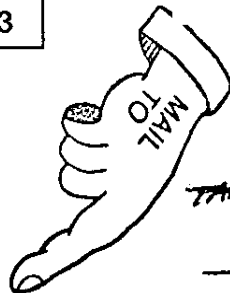


DEC.-4.01

REVENUE STAMP

# 0000006002

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0007350                  |
| FP351014                 |



TAX BILLS  
 MAIL TO:  
JAMES WINARSKI  
734 ELMWOOD D 2  
WHEELING, IL 60090

MAIL  
 TAX BILLS TO:  
~~JAMES TOM~~ AMERIN  
102 N. KURAGREEN #220  
AALINGTON HEIGHTS, IL 60004