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2003-01-31 08:41:39
Cook County Recorder 28.50

WARRANTY DEED

MAIL TO:
Peter Fricano
221 North LaSalle Street, Suite 2000
Chicago, Illinois 60601-1408



NAME & ADDRESS OF TAXPAYER:
Cristoforo Di Franco
1303 Baldwin, #2D
Palatine, Illinois, 60067

COOK COUNTY
EUGENE "GARY" MOORE
ROLLING MEADOWS

GRANTOR(S), Marcus J. Perkerson, an unmarried man, of Harvey in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Chris Di Franco of 1908 North Brighton, Arlington Heights, in the County of Cook, in the State of Illinois, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 02-12-200-019-1010

Property Address: 1303 Baldwin, #2D, Palatine, Illinois 60067

SUBJECT TO: (1) General real estate taxes for the year 2002 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not as joint tenants or tenants in common or tenants by the entirety~~ forever.

DATED this 20 day of Jan, 2002

Marcus J. Perkerson

Marcus J. Perkerson

3/4/02


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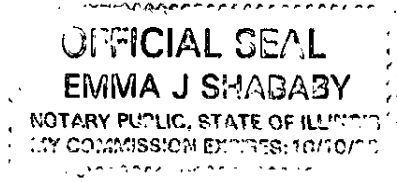
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marcus J. Perkerson, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notary seal, this 20 day of
January, 2003.



Notary Public (seal)





My commission expires: 10/10/03

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph Section 4,
Real Estate Transfer Act
Date:

Prepared By:
Steven G. Evans
1627 Colonial Parkway
Palatine, Illinois 60067

Signature: _____

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX	COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 JAN. 31. 03	00087.00		 JAN. 31. 03	00043.50
	COOK COUNTY	# 0000010769 FP351023		REVENUE STAMP	# 0000011008 FP351014

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LEGAL DESCRIPTION

30146704

UNIT NO. 1-D2 AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WEST 334.79 FEET OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BALDWIN COURT CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 AND KNOWN AS TRUST NUMBER 7210916 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22368743 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THE SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION, 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 EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Recorded in Cook County Clerk's Office