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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/05/2003 01:47 PM Pg: 1 of 3

C1020933

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL ILLINOIS STATUTORY

MAIL TO:

Ron Hankin, Esq.
345 N. Quentin Rd., #401
Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:

Antoni Atanasov
1728 Sussex Walk
Hoffman Estates, IL 60195

THE GRANTOR (S) John N. Rossini and Kristen Rossini, husband and wife, at 1728 Sussex Walk, of the City/Village of Hoffman Estates, 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 Antoni Atanasov, _____, at 1460 Cessions Walk, Unit F, of the City/Village of Hoffman Estates, County of Cook, in the State of Illinois, to have and to hold said premises the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject only to: general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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 forever.

Permanent Index Number(s): 07-08-101-019-1240

Property Address: 1728 Sussex Walk, Hoffman Estates, IL 60195

3/29

DATED this 9th day of December, 2002.

X John N. Rossini
John N. Rossini

X Kristen Rossini
Kristen Rossini

Lawyers Title Insurance Corporation

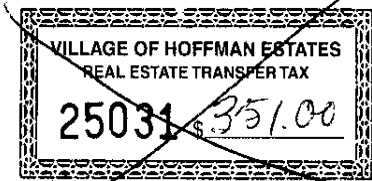


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STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT John N. Rossini and Kristen Rossini, husband and wife, 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 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 by hand and notarial seal this 9th day of December, 2002.

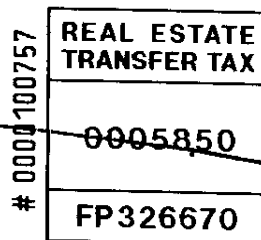
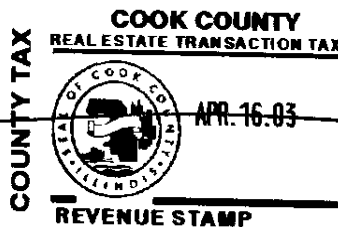
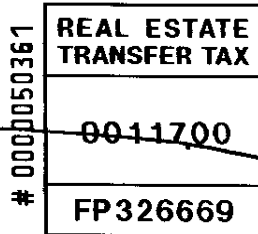
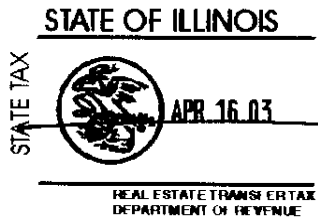
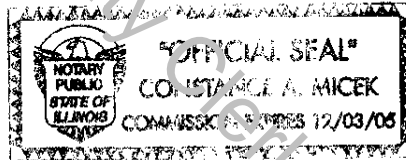


Constance A Micek
Notary Public

My commission expires: _____

NAME AND ADDRESS OF PREPARER:

David W. Belconis
Attorney at Law
5005 Newport Drive, #106
Rolling Meadows, IL 60008



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Tax ID Number: 07-08-191 019-1246

Property Address: 1728 Sussex Walk
Hoffman Estates, IL 60195**Legal Description**

UNIT ADDRESS NO. 1728 SUSSEX IN HILLDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING: THAT PART OF THE WEST HALF OF SECTION 8, IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS. BOUNDED BY A LINE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH EASTERLY LINE OF RELOCATED HIGGINS ROAD AS DELINEATED ACCORDING TO DOCUMENT NUMBER 12647606, 371.64 FEET (AS MEASURED ALONG THE NORTH EASTERLY LINE OF HIGGINS ROAD AFORESAID) NORTH WESTERLY OF THE POINT OF INTERSECTION OF SAID NORTH EASTERLY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTH WEST QUARTER OF SAID SECTION 8, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS AFORESAID, AND THE CENTER LINE OF THE EASEMENT KNOWN AS HUNTINGTON BOULEVARD, AS DESCRIBED IN THE DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392; THENCE NORTH AND WEST ALONG THE CENTER LINE OF SAID EASEMENT, BEING A CURVED LINE CONVEX TO THE NORTH EAST AND HAVING A RADIUS OF 300.00 FEET; A DISTANCE OF 219.927 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTH 51 DEGREES 36 MINUTES 05 SECONDS WEST, 200.00 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 297.208 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE CENTER LINE OF SAID EASEMENT NORTH 05 DEGREES 09 MINUTES 40 SECONDS EAST, 542.182 FEET; THENCE LEAVING THE CENTER LINE OF SAID EASEMENT FOR HUNTINGTON BOULEVARD, NORTH 84 DEGREES 50 MINUTES AND 20 SECONDS WEST, 786.90 FEET; THENCE SOUTH 05 DEGREES 09 MINUTES 40 SECONDS WEST, 215.0 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 195.33 FEET TO A POINT ON A LINE DESCRIBED AS RUNNING FROM A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTH WEST QUARTER OF SAID SECTION 8, WHICH IS 306.65 FEET WEST OF THE SOUTH BASE CORNER THEREOF AND RUNNING NORTHERLY 1564.77 FEET TO A POINT WHICH IS 444.65 FEET WEST, AS MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 8, AFORESAID, THENCE SOUTH ALONG THE LAST DESCRIBED LINE OF SAID LINE EXTENDED THENCE 581.775 FEET TO A POINT ON THE NORTH EASTERLY LINE OF RELOCATED HIGGINS ROAD, A AFORESAID; THENCE SOUTH 74 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTH EASTERLY LINE OF SAID ROAD 1295.00 TO THE POINT OF COMMENCEMENT (EXCEPT THAT PART FALLING IN HUNTINGTON BOULEVARD AS DESCRIBED IN DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392) ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENT, RESTRICTION, COVENANTS AND BY-LAWS FOR HILLDALE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1978 AND KNOWN AS TRUST NO. 45354, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25211897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.