

UNOFFICIAL COPY

WARRANTY DEED

RETURN TO:

JOSEPH C. MUNOZ

1726 FAYETTE WALK UNIT L

HOFFMAN ESTATES IL 60195



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/20/2003 01:30 PM Pg: 1 of 3

SEND TAX BILLS TO:

Joseph Munoz
1726 Fayette Walk Unit L
Hoffman Estates, IL 60195

THE GRANTOR(S), **Frances A. Foley**, a single woman, of Hoffman Estates, County of **Cook**, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

i.e.
Joseph Munoz
2952 N. Luna 2nd Floor
Chicago, Illinois 60641

Strike Inapplicable:

- a) As Tenants in Common
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- d) As an Individual

The following described real estate situated in the County of **Cook** in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

P.I.N. 07-08-101-019-1014

Address of Property: **1726 Fayette Walk Unit L, Hoffman Estates, Illinois 60195**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6th day of May, 2003.

Frances A. Foley (SEAL)
Frances A. Foley

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUN. 11. 03

REVENUE STAMP

0000104955

REAL ESTATE TRANSFER TAX
0004700
FP326670

STATE OF ILLINOIS

STATE TAX

JUN. 11. 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000052557

REAL ESTATE TRANSFER TAX
0009400
FP326660

RTC 15659 1 of 2

3/25

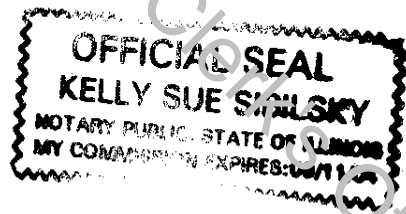
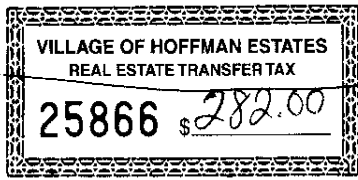
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STATE OF ILLINOIS } ss.
COUNTY OF Lake }

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Frances A. Foley, a single woman**, personally known to me to be the same person whose name **is** subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that **she** signed, sealed and delivered the instrument as **her** 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 6th day of may, 2003.

My commission expires _____
Kelly Sue Sigelsky
NOTARY PUBLIC



NAME and ADDRESS OF PREPARER:
MICHAEL J. ANGELINA
1701 East Woodfield Road
Suite 640
Schaumburg, Illinois 60173

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

Signature of Buyer, Seller or Representative

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LEGAL DESCRIPTION:

UNIT NO. 1726 L FAYETTE WALK IN HILLDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

THAT PART OF THE WEST $\frac{1}{2}$ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD AS DEDICATED ACCORDING TO DOCUMENT NUMBER 12,647,606, 371.64 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE OF HIGGINS ROAD AFORESAID) NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 8, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AFORESAID, AND THE CENTER LINE OF THAT EASEMENT KNOWN AS HUNTINGTON BOULEVARD, AS DESCRIBED IN THE DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21,154,392; THENCE NORTH AND WEST ALONG THE CENTER LINE OF SAID EASEMENT, BEING A CURVED LINE CONVEX TO THE NORTHEAST 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, 100.00 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE CONVEX TO THE SOUTHWEST 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, 542.183 FEET; THENCE LEAVING THE CENTER LINE OF SAID EASEMENT FOR HUNTINGTON BOULEVARD, NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 786.90 FEET, THENCE SOUTH 05 DEGREES 09 MINUTES 20 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 $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 8, WHICH IS 306.65 FEET WEST OF THE SOUTHEAST CORNER THEREOF AND RUNNING NORTHERLY 1564.77 FEET TO A POINT WHICH IS 444.55 FEET WEST, AS MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 8, AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE OF SAID LINE EXTENDED SOUTH, 581.775 FEET TO A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS AFORESAID; THENCE SOUTH 74 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID ROAD, 1295.00 FEET 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 21,154,392), ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, 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. 45254 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25,211,897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 1726 FAYETTE WALK UNIT L, HOFFMAN ESTATES, ILLINOIS 60195

PERMANENT INDEX NUMBER: 07-08-101-019-1014