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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/08/2003 08:58 AM Pg: 1 of 3

12-721451/3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR(S), Richard T. Hoyne, Husband and Wife, and Marian E. Hoyne, husband and wife, of the _ Village of Wauconda, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Bradley R. O'Sullivan, an unmarried man, and John W. O'Sullivan, a married man, (GRANTEE'S ADDRESS) 2002 E. Crabtree, Arlington Heights, Illinois 60004 of the County of _ Village _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

as joint tenants with rights of survivorship

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2002 and subsequent years and the Illinois Condominium Act, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

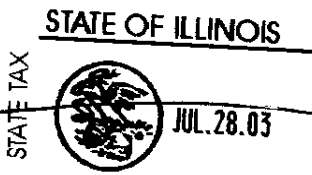
Permanent Real Estate Index Number(s): 02-15-407-049-1049
Address(es) of Real Estate: 140 W. Wood Unit 301, Palatine, Illinois 60067

Dated this 15 14th day of July, 2003

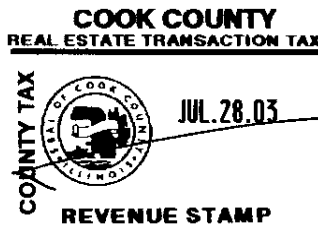
Richard T. Hoyne

Marian E. Hoyne

g
mf



0000045217
REAL ESTATE TRANSFER TAX
0011400
FP320652



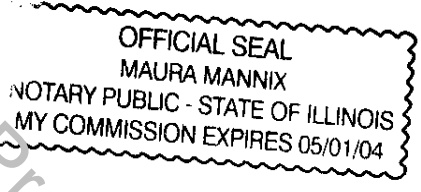
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard T. Hoyne, Husband and Wife, and Marian E. Hoyne, husband and wife, 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 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 my hand and official seal, this 14th day of June July , 2003



Maura Mannix

(Notary Public)

Prepared By: Neil S. Zweiban, Attorney at Law
3295 N. Arlington Heights Rd., Suite 113
Arlington Heights, Illinois 60004

Mail To:
Rick Erickson, Esq.
716 Lee Street
Des Plaines, Illinois 60016

Name & Address of Taxpayer:
Bradley R. O'Sullivan and John W. O'Sullivan
140 W. Wood Unit 301
Palatine, Illinois 60067

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EXHIBIT 'A' Legal Description

Unit 301 in The Park Towne Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

PARCEL 1:

That part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 15 aforesaid: thence North along the centerline of the street, 4 chains 7 links; thence East, 4 chains and 95 links; thence South 4 chains and 7 links; thence East, 1 chain and 42 links; thence South 5 chains and 2 links to the center of the street: thence West 3 chains and 66 links to the North line of railroad land; thence Northwest along said North line 3 chains and 17 links to the center of street; thence North along said center line of street, 3 chains and 53 links, more or less, to the place of beginning except that part falling in Block 4 of Assessor's subdivision of the Southeast quarter of said Section 15, and excepting the part conveyed by Deed dated April 24, 1961 from Fifty Avenue L, Incorporated, to Robert E. Ward and Erma G. Ward, his wife, recorded May 15, 1961, as Document 18161121, in Cook County, Illinois.

PARCEL 2:

That part lying South of the South line of Colfax Street of the North 8 rods of Lot 3, in Block 5 in Assessor's Subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian and other property according to the plat thereof recorded April 10, 1877 as Document 129579, all in Cook County, Illinois, excepting from said Parcels 1 and 2 that part dedicated for public streets by Documents 20399591 and 20399592, in Cook County, Illinois which survey is attached as Exhibit "a" to Declaration of Condominium recorded September 25, 1995 as Document Number 95648588 and as amended from time to time, together with its undivided percentage interest in common elements

Cook County Clerk's Office