

UNOFFICIAL COPY

1 of 3
RTC 21843
Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 0324902182
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/08/2003 10:12 AM Pg: 1 of 5

Above Space for Recorder's Use Only

THE GRANTOR (S) Jeffrey D. Bullen, a single person,

of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

Takashi Nishikata, 515 E Lincoln, Mount Prospect, IL 60056

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:*** covenants, conditions, restrictions and easements of record, General Real Estate Taxes for 2002 and subsequent years.

Permanent Index Number (PIN): 08-08-201-012-1172 and 08-08-201-012-1591

Address(es) of Real Estate: 1226 S. New Wilke, # 303 and G6-5, Arlington Heights, IL 60005

Dated this 15th day of August, 2003

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Jeffrey D. Bullen (SEAL) _____ (SEAL)
Jeffrey D. Bullen _____ (SEAL) _____ (SEAL)

50

STATE OF ILLINOIS



AUG. 22. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX

0012650

FP 103020

0000000952

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 22. 03

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

0006325

FP 103019

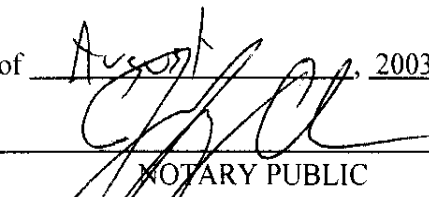
0000000933

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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 Jeffrey D. Bullen, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h e 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 19th day of August, 2003.

JEFFREY M. COHEN
Commission expires Notary Public, State of Illinois
My Commission Expires Apr. 28, 2004



NOTARY PUBLIC

This instrument was prepared by: Jeffrey M. Cohen, 11 East Schaumburg Road, Second Floor, 11 E. Schaumburg Road, Schaumburg, Illinois 60194

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Gary Rizzo
540 N. Frontage #2040
Northfield, IL 60093

Takashi Nishikata
1226 S. New Wilke, # 303
Arlington Heights, IL 60005

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Property Address: 1226 S. NEW WILKE, #303 & 6-5,
ARLINGTON HEIGHTS IL 60005

Legal Description:

PARCEL 1:

UNIT 9-303 AND G6-5 IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES -18' -21" EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1369.27 FEET TO A POINT; THENCE NORTH 89 DEGREES -41' -39" EAST 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES -41' -39" EAST, 59.50 FEET; THENCE NORTH 00 DEGREES -18' -21" WEST, 65.00 FEET; THENCE NORTH 89 DEGREES -41' -39" EAST 82.50 FEET, THENCE NORTH 00 DEGREES -18' -21" WEST 70.00 FEET; THENCE NORTH 89 DEGREES -41' -39" EAST, 426.0 FEET; THENCE SOUTH 00 DEGREES -18' -21" EAST, 70.0 FEET; THENCE NORTH 89 DEGREES -41' -39" EAST; 82.50 FEET; THENCE SOUTH 00 DEGREES -18' -21" EAST, 65.00 FEET; THENCE NORTH 89 DEGREES -41' -39" EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SOUTH 00 DEGREES -00' -00" EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD; 590.24 FEET; TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH 06 DEGREES -41' -00" EAST 221.12 FEET); THENCE NORTH 89 DEGREES -55' -17" WEST, 102.20 FEET; THENCE NORTH 00 DEGREES -18' -21" WEST, 115.0 FEET; THENCE NORTH 89 DEGREES 89 DEGREES -55' 17" WEST, 45.0 FEET; THENCE NORTH 00 DEGREES -18' -21" WEST, 125.0 FEET; THENCE NORTH 89 DEGREES -55' -17" WEST, 250.00 FEET; THENCE NORTH 00 DEGREES -18' -21" WEST, 199.0 FEET; THENCE NORTH 89 DEGREES -55' -17" WEST, 353.81 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES -18' -21" WEST ALONG THE EAST LINE OF SAID WEBER DRIVE, 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

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THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES -18' -21" EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES -55' -17" EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NUMBER 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55' -17" EAST, 355.00 FEET; THENCE SOUTH 00 DEGREES -18' -21" EAST, 679.67 FEET; THENCE SOUTH 89 DEGREES -41' -39" WEST 212.99 FEET; THENCE SOUTH 00 DEGREES -18' -21" EAST, 70.0 FEET; THENCE SOUTH 89 DEGREES -41' -39" WEST, 82.50 FEET; THENCE SOUTH 00 DEGREES -18' -21" SECONDS EAST, 65.0 FEET; THENCE SOUTH 89 DEGREES -41' -39" WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES -18' -21" WEST, ALONG THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN), AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 388.0 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 378.94 FEET TO A POINT ON THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NUMBER 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD, 812.14 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 79.09 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 SECONDS 39 MINUTES WEST, 82.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 213.01 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 679.67 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CCNDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NUMBER 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 08-08-201-012-1172/1591

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