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WARRANTY DEED
Individual to Individual
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Doc#: 0332920076
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/25/2003 08:51 AM Pg: 1 of 4

MAIL TO:
Gina LaMantia
9240 W. Belmont Avenue
2nd Floor
Franklin Park, IL 60131

SEND SUBSEQUENT TAX BILLS
TO: Rosanna Mugnolo
2000 N. Hawthorne
Melrose Park, IL 60160

==For Recorder's Use==

THE GRANTORS

CARL S. DEAN and SUSAN L. DEAN, husband and wife, as Joint Tenants with Right of Survivorship

of the City of Las Vegas, County of CLARK, State of Nevada for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY__ and WARRANT__ to the GRANTEE

ROSANNA
~~ROSANNA~~ MUGNOLO
2000 N. Hawthorne
Melrose Park, IL 60160

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

See legal description attached hereto.

Subject to: General real estate taxes for the year 2003 and subsequent years; covenants, conditions, and restrictions of record.

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: 06-28-302-062

4/28

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Address of Real Estate: 1837 Golfview, Bartlett, IL 60103

DATED this 20 day of OCT., 2003.

Carl S Dean
CARL S. DEAN

Susan L Dean
SUSAN L. DEAN

State of Nevada,
County of Clark

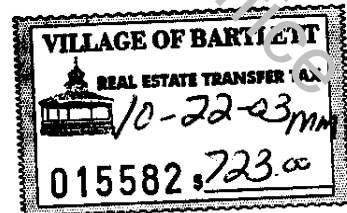
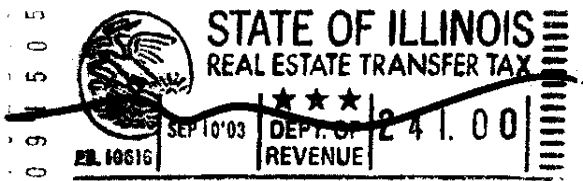
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carl S. Dean and Susan L. Dean, husband and wife, as Joint Tenants with Right of Survivorship, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 20th day of October, 2003.

[Signature]
Notary Public

This instrument was prepared by Robert G. Riffner RIFFNER, BARBER & SCOTT, P.C., 1920 N. Thoreau Drive, Suite 100, Schaumburg, IL 60173

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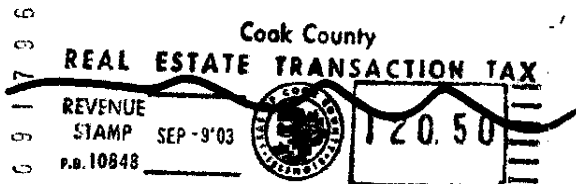


AFFIX TRANSFER STAMPS ABOVE

or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph ____, Section 4 of said Act.

Agent: _____



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Legal Description: 1837 Golfview Bartlett, IL 60103

PARCEL 1:

THAT PART OF LOT 2 IN VILLA OLIVIA, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 28 AND THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 7, 1982 AS DOCUMENT NUMBER 26432683 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 87 DEGREES 23 MINUTES 29 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2, 88.14 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 31 SECONDS WEST, 14.56 FEET FOR A PLACE OF BEGINNING OF THAT PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 02 DEGREES 36 MINUTES 31 SECONDS WEST, 53.67 FEET TO A POINT ON A LINE 68.23 FEET NORTHERLY MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 87 DEGREES 23 MINUTES 29 SECONDS WEST ALONG

SAID PARALLEL LINE, 24.67 FEET; THENCE SOUTH 42 DEGREES 23 MINUTES 29 SECONDS WEST, 3.30 FEET; THENCE SOUTH 02 DEGREEES 36 MINUTES 31 SECONDS EAST, 21.40 FEET; THENCE SOUTH 42 DEGREES 23 MINUTES 29 SECONDS WEST, 3.30 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 31 SECONDS EAST, 29.17 FEET TO A POINT NORTH 87 DEGREES 23 MINUTES 29 SECONDS EAST, 58.81 FEET AND NORTH 02 DEGREES 36 MINUTES 31 SECONDS WEST, 13.0 FEET OF THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 87 DEGREES 23 MINUTES 29 SECONDS EAST, 8.75 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 31 SECONDS WEST, 1.56 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 29 SECONDS EAST, 20.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR VILLA OLIVIA TOWNHOUSE ASSOCIATION NO. 1, RECORDED APRIL 29, 1982 AS DOCUMENT 26587470 AS AMENDED FROM TIME TO TIME AND AS CREATED BY DEED MADE BY LYONS SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1982 AND KNOWN AS TRUST NUMBER 102 TO CARL S. DEAN AND SUSAN L. DEAN DATED NOVEMBER 15, 1984 AND RECORDED DECEMBER 3, 1984 AS DOCUMENT 27357622.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VILLA OLIVIA HOMEOWNERS ASSOCIATION, RECORDED PARIL 29, 1983 AS DOCUMENT 26587469 AND AS AMENDED AND AS CREATED BY DEED MADE BY LYONS SAVINGS AND LOAN ASSOCIATION, DATED SEPTEMBER 1, 1982 AND KNOWN AS TRUST NUMBER 102 TO VILLA OLIVIA HOMEOWNERS ASSOCIATION, DATED APRIL 25, 1983 AND RECORDED JULY 6, 1983 AS DOCUMENT 26674019 COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS COUNTY OF

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

**AFFIDAVIT —
METES AND BOUNDS**

(Reserved for Recorder's Use Only)

Stephen J. Epstein, being duly sworn on oath,
states that he/she resides at 7350 N. Elmhurst Lincolnwood IL

That the attached deed is not
in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

[Signature]

this 22 day of OCT, 192003

Lynn Elizabeth Cook

Notary Public

