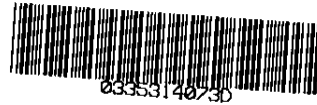


# UNOFFICIAL COPY

## WARRANTY DEED

MAIL TO:

Joel S. Hymen, Esq. (032743)  
Hymen & Blair, P.C.  
750 West Lake Cook Road, #495  
Buffalo Grove, IL 60089



Doc#: 0335314073  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/19/2003 01:35 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Vincent Petrella  
695 Oakmont, #C2  
Wheeling, IL 60090

THE GRANTORS, **JAMES J. COSTA and SUSAN C. COSTA**, married to each other, of the Village of Wheeling, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **VINCENT PETRELLA**, 073 West Vernon Park Place, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*3cp*

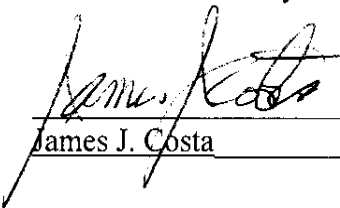
SEE ATTACHED FOR LEGAL DESCRIPTION

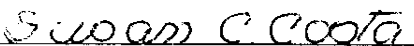
P.I.N.: 03-03-100-054-<sup>1286</sup>~~0186~~

Subject to: General real estate taxes not due and payable, covenants, conditions and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium,

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

DATED this 2nd day of December, 2003.

  
\_\_\_\_\_  
James J. Costa (SEAL)

  
\_\_\_\_\_  
Susan C. Costa (SEAL)

FIRST AMERICAN TITLE

640221

# UNOFFICIAL COPY

State of Illinois, County of Lake. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Costa and Susan C. Costa, married to each other,

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 2nd day of December, 2003.

A handwritten signature in cursive script, appearing to read "Michael Samuels", written over a horizontal line.

Notary Public

This instrument was prepared by Michael Samuels, 720 Osterman Avenue, Deerfield, Illinois 60015

Address of Property:  
695 Oakmont, #C-2  
Wheeling, IL 60090

Property of Cook County Clerk's Office

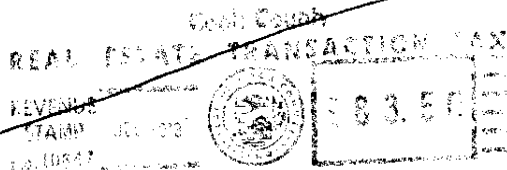
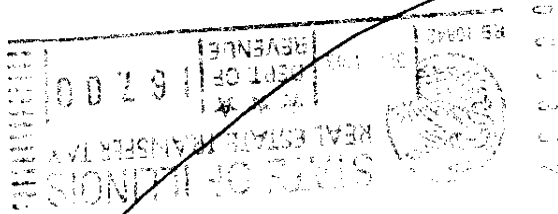
# UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: UNIT NO. 1-13-61-F-C-2 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G-1-13-61-R-C-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28TH, 1978, AS DOCUMENT 24 557 904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23RD, 1979, AS DOCUMENT 24 973 283, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30TH, 1977, AND KNOWN AS TRUST NO. 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11TH, 1978, AS DOCUMENT 24 759 029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Permanent Index #'s: 03-03-100-054-1286 Vol. 231

Property Address: 695 Oakmont, Unit 2C, Wheeling, Illinois 60090



Cook County Clerk's Office