

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0335620133  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 12/22/2003 11:29 AM Pg: 1 of 4

THE GRANTORS,  
PHILIP J. SMITH AND  
JESSICA L. SMITH,  
married to each other, of  
the Village of Palatine,  
County of Cook and State  
of Illinois, for and in  
consideration of TEN  
AND NO/100's  
DOLLARS (\$10.00) and  
other good and valuable  
consideration, in hand  
paid, CONVEY AND  
WARRANT  
CARREEN  
GROBART

**FOR RECORDER'S USE ONLY**

of 2209 Willow Lane, Rolling Meadows, IL 60008, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

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

**Permanent Index Number: 02-12-100-127-1012**

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

DATED this 8<sup>th</sup> day of DECEMBER, 2003.

PHILIP J. SMITH

JESSICA L. SMITH

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } .ss

*fatic # 659664*

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHILIP J. SMITH AND JESSICA L. SMITH, 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

GIVEN under my hand and official seal this 8<sup>th</sup> day of December, 2003  
  
Notary Public Commission expires: 5-1-05



This instrument was prepared by: JOSEPH R. FORTUNATO, JR., 4112 Cass Avenue, Westmont, IL 60559.  
Address of Property: 1217 N. WINSLOWE DRIVE, #304, PALATINE, IL 60074.  
Mail subsequent tax bills to: CARREEN C. GROBART, 1217 N. WINSLOWE DR., #304, PALATINE, IL 60074  
Mail to: CARREEN C. GROBART, 1217 N. WINSLOWE DRIVE, #304, PALATINE, IL 60074.

*Handwritten initials*

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### Legal Description:

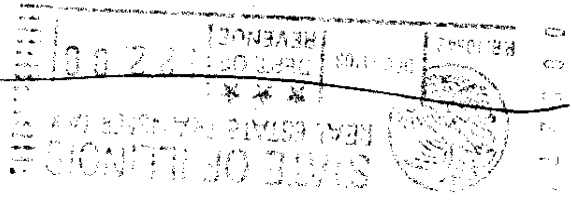
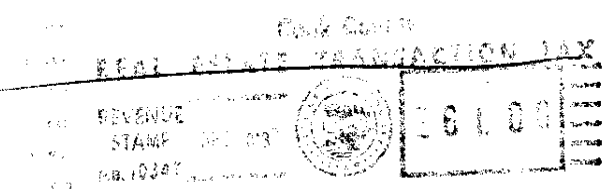
Parcel 1: Unit 1217-304 together with its undivided percentage interest in the common elements in Beacon Cove Condominium as delineated and defined in the declaration recorded as document number 97-124193 in the Clover Ridge P.U.D. a part of Phase 3 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 over a strip of land 80.0 feet in width in the Northwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, said strip being 40.00 feet on either side of the following described center line: commencing at the most Northerly corner (designated as the "point of beginning" in the hereinafter named document) of the parcel of land described in document number LR 2507393 filed June 15, 1970 in registrars office of Cook County, Illinois, thence Southwesterly 50.00 feet along a line drawn perpendicularly to the center line of Rand Road as established on January 8, 1925 to the point of beginning of the herein described center line: thence continuing Southwesterly 250.00 feet along said perpendicular line to a point of curve; thence Southwesterly 361.28 feet along the arc of a circle of 230.00 feet radius convex to the South to its point of tangency with a line drawn perpendicularly to the aforesaid center line of Rand Road through a point 593.504 feet (measured along said center line of Rand Road) northwesterly of the herein above described place of commencement thence Northeasterly 250.00 feet along said perpendicular line to the terminal point of herein described center line said terminus being on a line drawn 50.00 (measured perpendicularly) Southwesterly of and parallel with said center line of Rand Road in Cook County, Illinois as created by declaration and grant of easement dated December 14, 1972 filed December 21, 1972 as document number LR 2666783 in Cook County, Illinois

Parcel 3: Easement for ingress and egress for the benefit Parcel 1 over outlot "A" as described as follows that part of outlot "A" in Clover Ridge P.U.D. aforesaid described as follows commencing at the Southeast corner of said outlot "A" thence North 00 degrees 33 minutes 37 seconds West along the East line of said outlot "A" 156.00 feet to a point for a place of beginning thence South 89 degrees 26 minutes 23 seconds West 86.00 feet to Southeast corner of said Lot 5 thence North 00 degrees 33 minutes 37 seconds West along the East line of Lots 4 and 5 in said Clover Ridge P.U.D. 51.80 feet thence North 89 degrees 26 minutes 23 seconds East 86.0 feet to the East line of said Outlot A thence South 00 degrees 33 minutes 37 seconds East along the East line of said outlot "A" 51.80 feet to the point of beginning, all in Cook County, Illinois.

P.I.N.: 02-12-100-127-1012

Property Address: 1217 N. Winslowe Drive, #304, Palatine, IL 60074



Clerk's Office

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS        }  
   } SS.  
 COUNTY OF COOK         }

Philip J. Smith and Jessica L. Smith being duly sworn on oath, states that they reside at 1217 N. Winslowe Dr, #304, \*. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons: \* Palatine, IL 60074

**Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.**

OR

**Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:**

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 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 between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 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 of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

*J.P.C.*

**CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.**

Affiant further states that   he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

*Philip J. Smith*  
 \_\_\_\_\_  
 PHILIP J. SMITH  
*Jessica L. Smith*  
 \_\_\_\_\_  
 JESSICA L. SMITH

SUBSCRIBED AND SWORN to before me  
 this 20 day of DECEMBER, 2003

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC



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P.I.N.: 02-12-100-127-1012

Property Address: 1217 N. Winslowe Drive, #304, Palatine, IL 60074