

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0402204026
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/22/2004 09:41 AM Pg: 1 of 2

COOK COUNTY, ILLINOIS

2013
533/65

Above Space for Recorder's Use Only

THE GRANTOR, Billy Bob Marketing, L.L.C an IL limited liability company for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Ronald Thomas, of 1643 Galloway Dr., Inverness, Illinois 60010, Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

2
aw

SUBJECT TO: Real Estate taxes not yet due and payable; The Declaration, By-Laws and regulations, if any, for 12 Oaks At North Arlington Townhomes; Covenants, conditions, restrictions and building lines of record, easements existing or of record; acts done or suffered by grantee.

Permanent Real Estate Index Number(s): 03-20-11-006-0000

Address of Real Estate: 1529 N. Arlington Heights Rd N. Arlington Heights Rd
Home D, Arlington Heights, IL 60004

The date of this deed of conveyance is 10/14/2003

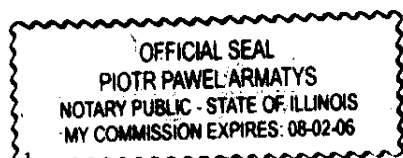
BillyBob Marketing, L.L.C

By: Diane Golin
(SEAL) as Managing Member of
aforesaid

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diane Golin, Managing Member of Billy Bob Marketing, L.L.C is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.

(Press Seal Here)
My Commission Expires 08-02-2006)

Given under my hand and official seal on 10/14/2003.



Piotr Pawel Armatys
Notary Public

RECORDER OF DEEDS

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 1529 N. Arlington Heights Rd N. Arlington Heights Rd, Arlington Heights, IL 60004

Home D in (lot 6)

THAT PART OF LOT 6 IN BLOCK 3 IN STOLTZNER'S ARLINGTON NORTH, BEING A SUBDIVISION OF PARTB OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FALLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 93.93 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOURH LINE, A DISTANCE OF 11.18 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEGIN THE SOUTHERLY EXTENTION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00°-18'-01" EAST ALONG THE CENTERLINE OF A PARTY WALL AND ITS SOUTHERLY AND NOTHERLY EXTENSION, A DISTANCE OF 58.26 FEET, THANCE SOUTH 89°-43'-07" EAST, A DISTANCE OF 25.05 FEET, TO THE NORTHELY EXTENSION OF THE EAST FACE OF BRICK, FRAME AND STONE BUILDING; THANCE SOUTH 00°-17'-26" WEST ALONG THE EAST FACE OF SAID BUILDING AND ITS NORTHERLY AND SOUTHERLY EXTENSION, A DISTANCE OF 58.28 FEET; THENCE NORTH 89°-39'-39" WEST, A DISTANCE OF 25.06 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEFINED IN DEFINITION FOR 12 OAKS AT NORTH ARLINGTON TOWNHOMES DATED 9/24/03 AND RECORDED 10/15/03 AS DOCUMENT NUMBER 0328818158 FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAITENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.

Send subsequent tax bills to:

Ronald G. Thomas
1529 N. Arlington Heights Rd N. Arlington Heights Rd, Home D
Arlington Heights, Illinois 60004

Recorder mail recorded document to:

Ronald G. Thomas
1529 N. Arlington Heights Rd N. Arlington Heights, Home D
Arlington Heights, Illinois 60004

STATE OF ILLINOIS



JAN. 15. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014976

REAL ESTATE
TRANSFER TAX

0021950

FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 15. 04

REVENUE STAMP

0000014923

REAL ESTATE
TRANSFER TAX

0010950

FP 326707