

UNOFFICIAL COPY

10/3
SPECIAL WARRANTY DEED



Doc#: 0403004279
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/30/2004 02:15 PM Pg: 1 of 3

COOK COUNTY, ILLINOIS

533594

3
BMR

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 Anne Freeburg and Jonathan Ratner, of 1547 Ellinwood Ave, Des Plaines, ILL 60016, 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.

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 started by grantee.

Permanent Real Estate Index Number(s): 03-20-111-007-0000

Address of Real Estate: 1525 N. Arlington Heights Rd., Home A
Arlington Heights, IL 60004

The date of this deed of conveyance is 11/17/2003

Billy Bob Marketing, L.L.C

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

WICOR TITLE INSURANCE

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.

(Impress Seal Here) 4.14.05 Given under my hand and official seal on 11/17/2003.
(My Commission Expires 08-02-2006)


OFFICIAL SEAL
LOLITA PISCITELLO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/14/05

Lolita Piscitello
Notary Public

UNOFFICIAL COPY

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 29. 04

REVENUE STAMP

**REAL ESTATE
 TRANSFER TAX**


0010650

FP326707

000015447

STATE OF ILLINOIS

STATE TAX



JAN. 29. 04

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

**REAL ESTATE
 TRANSFER TAX**

0021800

FP102809

000012435

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 1525 N. Arlington Heights Rd, Arlington Heights, IL 60004

Home A in (lot 7)

THAT PART OF LOT 7 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 NORTHWEST CORNER OF SAID LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 25.41 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 11.36 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEGIN THE NORTHERLY EXTENTION OF THE WEST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING; THENCE SOUTH 00/-19'-06" WEST ALONG THE WEST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING, AND NORTHERLY AND SOUTHERLY EXTENSION, A DISTANCE OF 58.15 FEET, THENCE SOUTH 89/-37'-17" EAST, A DISTANCE OF 25.16 FEET TO THE SOUTHELY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00/-19'-06" EAST ALONG CENTERLINE OF A PARTY WALL AND SOUTHERLY AND NORTHERLY EXTENSIONS, 58.17 FEET; THENCE NORTH 89/-40'-12" WEST, A DISTANCE OF 25.16 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 11/21/03 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:

Anne Freeburg
1525 N. Arlington Heights Rd, Home A
Arlington Heights, Illinois 60004

Recorder mail recorded document to:

Anne Freeburg
1525 N. Arlington Heights, Home A
Arlington Heights, Illinois 60004

John N. Winand
P.O. Box 657
GLENVIEW, IL 60025

Prepared By: Kathy Kowalczyk, Closing Officer, 9450 W. Lawrence Avenue, Schiller Park, Illinois 60176