ITICOR TITLE INSURANCE

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WARRANTY DEED



**COOK COUNTY, ILLINOIS** 

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

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 Arme 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 suffered 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

(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.

(Impress Seal Here)

Given under my hand and official seal on 11/17/2003.

(My Commission Expires 98-92-2006)

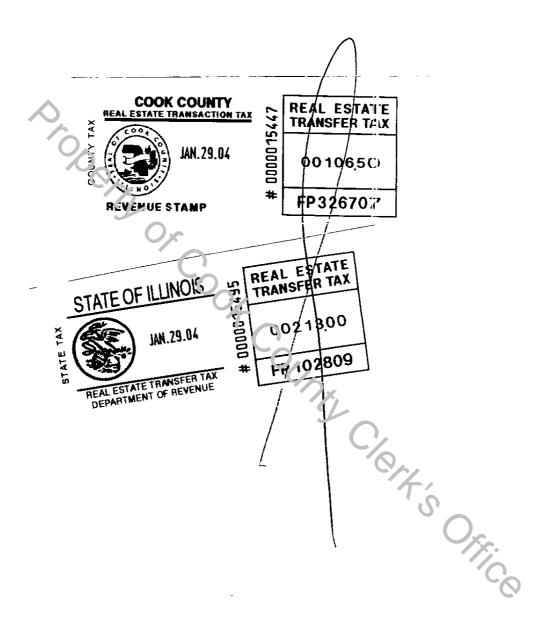
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NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES:04/14/05

Notary Public

## **UNOFFICIAL COPY**



0403004279D Page: 3 of 3

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 BFICK, 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 FLET. TO THE SOUTHELY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00/- 9'-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 PENEFIT OF PARCEL, I AS DEFINED IN DEFINITION FOR 12 OAKS AT NORTH ARLINGTON TOWNHOMES DATED 1/24/03 AND RECORDED 10-15-03 AS DOCUMENT NUMBER 03288 1815 8 FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAITENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION DE CORTO 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

B.O. DOX 657

Grénnier 10 moss

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