

UNOFFICIAL COPY

(R)



SPECIAL WARRANTY DEED
tenants by the entirety

Doc#: 0403331126
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/02/2004 02:15 PM Pg: 1 of 3

COOK COUNTY, ILLINOIS

mail to:
Caul Fries, attorney
1830 W. Algonquin Rd
Aurora, IL 60007
TICOR 533595

Above Space for Recorder's Use Only
Husband & wife

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 Timothy Arland and Kristen Arland, of 205 E. Foster St., Arlington Hts., IL 60004, 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.

not as tenants in common, not as joint tenants but as tenants by the entirety forever.

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): 03-20-111-003-0000

Address of Real Estate: 1605 N. Arlington Heights Rd., Home D
Arlington Heights, IL 60004

The date of this deed of conveyance is 12/01/2003

Billy Bob 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.

(Impress Seal Here)
(My Commission Expires 04-14-2005)

Given under my hand and official seal on 12/01/2003.

OFFICIAL SEAL
LOLITA PISCITELLO

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/14/05

Lolita Piscitello
Notary Public

BOX 15

RECOR TITLE INSURANCE

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 1605 N. Arlington Heights Rd, Arlington Heights, IL 60004

Home D in (lot 3)

THAT PART OF LOT 3 IN BLOCK 3 IN STOLTZNER'S ARLINGTON NORTH, BEING A SUBDIVISION OF PART 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 FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 95.12 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 12.03 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE NORTHERLY EXTENTION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 00/-19'-23" WEST ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.20 FEET; THENCE SOUTH 89/-37'-38" EAST, A DISTANCE OF 24.37 FEET TO THE SOUTHERLY EXTENSION OF THE EAST FACE OF BRICK, FRAME AND STONE TOWNHOUSE BUILDING; THENCE NORTH 00/-17'-13" WEST ALONG THE EAST FACE OF SAID BUILDING AND ITS SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 59.22 FEET; THENCE NORTH 89/-40'-38" WEST, A DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEFINED IN ^{Declaration} ~~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 MAINTENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.

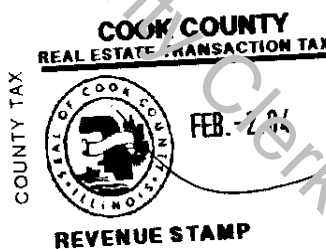
Send subsequent tax bills to:

Timothy Arland
1605 N. Arlington Heights Rd, Home D
Arlington Heights, Illinois 60004

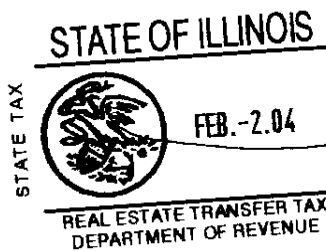
Recorder mail recorded document to:

~~Timothy Arland~~
~~1605 N. Arlington Heights, Home D~~
~~Arlington Heights, Illinois 60004~~
Carol Thiel, attorney
1830 W. Algonquin Rd.
Aurora, IL 60007

Prepared By: Kathy Kowalczyk, Closing Officer, 700 Perrie Drive, Elk Grove Village, Illinois 60007



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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00103.75 |
| FP326707 |



| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00207.50 |
| FP 102809 |

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000533596 CH
STREET ADDRESS: 1605 N. ARLINGTON HEIGHTS ROAD - UNIT D
CITY: ARLINGTON HEIGHTS **COUNTY:** COOK COUNTY
TAX NUMBER: 03-20-111-003-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1605 D (LOT 3)

THAT PART OF LOT 3 IN BLOCK 3 IN STOLTZNER'S ARLINGTON NORTH, BEING A SUBDIVISION OF PART 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 FOLLOWS:

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PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEFINED IN DECLARATION FOR 12 OAKS AT NORTH ARLINGTON TOWNHOMES DATED SEPTEMBER 24, 2003 AND RECORDED OCTOBER 15, 2003 AS DOCUMENT 0328818158 FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAINTENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.