

UNOFFICIAL COPY

533848
203

SPECIAL WARRANTY DEED



Doc#: 0404026171
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/09/2004 02:29 PM Pg: 1 of 3

COOK COUNTY, ILLINOIS

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 Diane Golin and , of 4005 Wren, Rolling Meadows, IL 60008, 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): 03-20-111-001-0000

Address of Real Estate: 1615 N. Arlington Heights Rd., Home A
Arlington Heights, IL 60004

The date of this deed of conveyance is 11/21/2003

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) 4-14-05 Given under my hand and official seal on 11/21/2003.
(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

WILCOX TITLE INSURANCE

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 1615 N. Arlington Heights Rd, Arlington Heights, IL 60004

See Attached legal descrip

Home A in (lot 1)

THAT PART OF LOT 1 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 N EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FALLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 25.80 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 16.06 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/-20'-53" WEST ALONG THE WEST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING, AND ITS SOUTHERLY EXTENSIONS, A DISTANCE OF 59.24 FEET, THANCE SOUTH 89/-44'-49" EAST, A DISTANCE OF 24.48 FEET, TO THE SOUTHELY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THANCE NORTH 00/-20'-53" EAST ALONG CENTERLINE OF A PARTY WALL AND SOUTHERLY AND NORTHERLY EXTENSION, A DISTANCE OF 59.24 FEET; THENCE NORTH 89/-44'-50" WEST, A DISTANCE OF 24.48 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 _____ AND RECORDED _____ AS DOCUMENT NUMBER _____ FOR THE PURPOSE OF INGRESS AND EGRESS OVER TOWNHOME MAITENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.

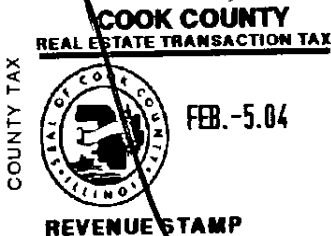
Send subsequent tax bills to:

Diane Golin
1615 N. Arlington Heights Rd, Home A
Arlington Heights, Illinois 60004

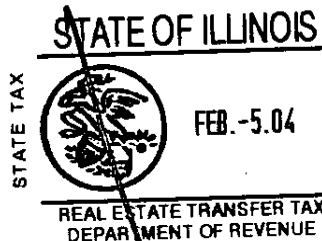
Recorder mail recorded document to:

Diane Golin
1615 N. Arlington Heights, Home A
Arlington Heights, Illinois 60004

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



# 0000015658	REAL ESTATE TRANSFER TAX
	0010000
	FP326707



# 0000015712	REAL ESTATE TRANSFER TAX
	0020000
	FP 102809

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000533848 CH
STREET ADDRESS: 1615 A ARLINGTON HTS. RD. (LOT 1)
CITY: ARLINGTON HEIGHTS **COUNTY:** COOK COUNTY
TAX NUMBER: 03-20-111-001-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 1615 A (LOT 1)

THAT PART OF LOT 1 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 1; THENCE EAST ALONG THE NORTH
 LINE OF SAID LOT 1, A DISTANCE OF 25.80 FEET; THENCE SOUTH AT RIGHT ANGLES TO
 THE NORTH LINE OF SAID LOT, A DISTANCE OF 16.06 FEET FOR THE POINT OF
 BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHERLY EXTENSION OF THE WEST
 FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING; THENCE SOUTH 00/-20'-53"
 WEST ALONG THE WEST FACE OF A BRICK, FRAME AND STONE TOWNHOUSE BUILDING, AND
 ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.24 FEET; THENCE SOUTH
 89/-44'-49" EAST, A DISTANCE OF 24.48 FEET, TO THE SOUTHERLY EXTENSION OF THE
 CENTERLINE OF A PARTY WALL; THENCE NORTH 00/-20'-53" EAST ALONG CENTERLINE OF A
 PARTY WALL AND SOUTHERLY AND NORTHERLY EXTENSIONS, 59.24 FEET; THENCE NORTH
 89/-44'-50" WEST, A DISTANCE OF 24.48 FEET TO THE POINT OF BEGINNING.

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.