

UNOFFICIAL COPY



Doc#: 0404929111
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/18/2004 10:27 AM Pg: 1 of 3

DEED
2 OF 2

SPECIAL WARRANTY DEED

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 Shannon Forman, of 137 Manchester St., Schaumburg, IL 60173, 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): 03-20-117-004-0000

Address of Real Estate: 1537 N. Arlington Heights Rd
Home B, Arlington Heights, IL 60004

The date of this deed of conveyance is 12/11/2003

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.

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

Given under my hand and official seal on 12/11/2003.

OFFICIAL SEAL
LOLITA PISCITELLO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires: 04/14/05

Lolita Piscitello
Notary Public

BOX 15

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 1537 N. Arlington Heights Rd, Arlington Heights, IL 60004

Home B in (lot 4)

THAT PART OF LOT 4 IN BLOCK 3 IN STOLTZNER'S ARLINGTON NORTH, BEING A SUBDIVISION OF PARTS 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 SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 49.28 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 11.36 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHERLY EXTENTION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00°-22'-20" EAST ALONG THE CENTERLINE OF A PARTY WALL AND ITS SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 59.21 FEET; THENCE SOUTH 89°-35'-13" EAST, A DISTANCE OF 22.74 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 00°-22'-20" WEST ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.21 FEET; THENCE NORTH 89°-34'-28" WEST, A DISTANCE OF 22.74 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 MAINTENANCE AREA AS DEFINED IN SECTION 2.04 OF THE DECLARATION AFORESAID.

See attached legal description

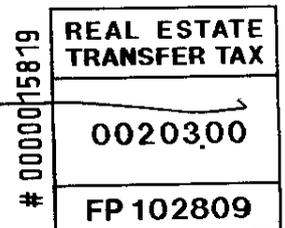
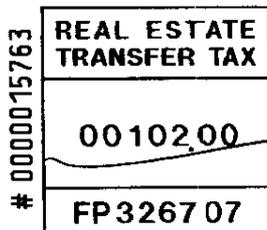
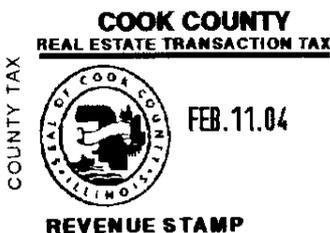
Send subsequent tax bills to:

Shannon Forman
1537 N. Arlington Heights Rd, Home B
Arlington Heights, Illinois 60004

Recorder mail recorded document to:

Thomas J. McQuillan
16 South Evanston
Arlington Heights, IL 60004

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



UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000533843 CH
STREET ADDRESS: 1537 N ARLINGTON HEIGHTS ROAD #B
CITY: ARLINGTON HEIGHTS **COUNTY:** COOK COUNTY
TAX NUMBER: 03-20-111-004-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1537 B (LOT 4)

THAT PART OF LOT 4 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.

SEN SUBSEQUENT TAX BILL TO:

Shannon Forman

1537 N. ARLINGTON HTS. RD., HOME B
 ARLINGTON HTS, IL 60004

RECORDED MAIL RECORDED DOCUMENT TO:

THOMAS J. McQUILLAN

16 SOUTH EVANSTON

ARLINGTON HEIGHTS, IL 60004

LEGALD