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Doc#: 0405004117
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/19/2004 12:24 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

COOK COUNTY, ILLINOIS

Ticor
533767

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 Donald A. Rosenberg *, of 1417 Rachel Ln., Buffalo Grove, IL 60089, 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.

*and INGRID ROSENBERG, HUSBAND AND WIFE, AS JOINT TENANTS

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; Covenant, conditions, restrictions and building lines of record, easements existing or of record; acts done or suffered by grantee.

Permanent Real Estate Index Number(s): 03-20-111-002-0000

Address of Real Estate: 1611 N. Arlington Heights Rd
Home B, Arlington Heights, IL 60004

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

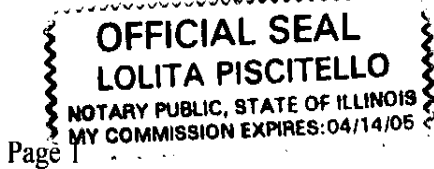
Billy Bob Marketing, L.L.C

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 12/12/2003.



Lolita Piscitello
Notary Public

BOX 15

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 16. 04

COUNTY TAX

REVENUE STAMP

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE



FEB. 16. 04

STATE TAX

0000015844

REAL ESTATE TRANSFER TAX
0010150
FP326707

0000015970

REAL ESTATE TRANSFER TAX
0020300
FP 102809

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LEGAL DESCRIPTION

For the premises commonly known as: 1611 N. Arlington Heights Rd, Arlington Heights, IL 60004

Home B in (lot 2)

THAT PART OF LOT 2 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 FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 49.42 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 11.78 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEG IN THE SOUTHERLY EXTENTION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00°-15'-53" EAST ALONG THE CENTERLINE OF A PARTY WALL AND ITS SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 59.16 FEET; THENCE SOUTH 89°-49'-22" EAST, A DISTANCE OF 22.62 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 00°-15'-53" WEST ALONG THE CENTERLINE OF A PARTY WALL AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, A DISTANCE OF 59.17 FEET; THENCE NORTH 89°-47'-15" WEST, A DISTANCE OF 22.62 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 9/24/2003 AND RECORDED 10/15/2003 AS DOCUMENT NUMBER 0328819159 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:

Donald A. Rosenberg
1611 N. Arlington Heights Rd, Home B
Arlington Heights, Illinois 60004

Recorder mail recorded document to:

Donald A. Rosenberg
1611 N. Arlington Heights, Home B
Arlington Heights, Illinois 60004

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