

# UNOFFICIAL COPY



Prepared by: **JESS E. FORREST**  
1400 RENAISSANCE DRIVE, SUITE 203  
PARK RIDGE, IL 60068

Return to: **STEVEN M. SHAYKIN**  
2227 A. HAMMOND DRIVE  
SCHAUMBURG, IL 60173

Future Taxes to Grantee's Address  
**DARIUSZ HARCHUT**  
10403 DEARLOVE, UNIT # 5  
GLENVIEW, IL 60025

Doc#: 0406245108  
Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 03/02/2004 10:58 AM Pg: 1 of 2

403-05581 m  
185581-001

## WARRANTY DEED (Individual to Individual)

The Grantor(s) **ANDREW FILIPOWSKI, AN UNMARRIED MAN**

(The above space for Recorder's use only)

of the CITY of CHICAGO, County of COOK State of ILLINOIS  
for and in consideration of TEN Dollars and other good and valuable consideration, in hand paid, convey(s)  
and warrants to DARIUSZ HARCHUT MARRIED TO KATARZYNA PIWINSKA, AS JOINT TENANTS  
whose address is 4331 N. NEVE # 2A of the VILLAGE of NORRIDGE,  
County of COOK State of IL all interest in the following described  
real estate situated in the County of COOK, in the State of Illinois to wit:  
**AS PER ATTACHED**

2

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index 04-32-401-140  
Property Address: 10403 DEARLOVE, UNIT # 5, GLENVIEW, IL 60025

Dated this 26 day of FEBRUARY 2004

Andrew Filipowski

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000123665	REAL ESTATE TRANSFER TAX
	FEB.27.04		0008125
REVENUE STAMP			EP 326670

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that ANDREW FILIPOWSKI, AN UNMARRIED MAN

personally known to me to be the same person(s) wh-se name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of FEBRUARY 2004

STATE TAX	STATE OF ILLINOIS	# 000001224	REAL ESTATE TRANSFER TAX
	FEB.27.04		0016250
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP326660

Jess E. Forrest  
Notary Public, State of ILLINOIS  
My Commission Expires: 2/2/2005

**UNOFFICIAL COPY**

EXHIBIT A

## LEGAL DESCRIPTION

UNIT NUMBER 5 IN THE 10403 DEARLOVE ROAD CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## PARCEL 1:

THAT PART OF THE SOUTH 246.50 FEET OF THE WEST 880.0 FEET, AS MEASURED ON THE EAST AND SOUTH LINES THEREOF, OF THE NORTH ½ OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF DEARLOVE ROAD, SAID SOUTHEASTERLY LINE OF SAID ROAD BEING A LINE 50.0 FET SOUTHEASTERLY OF THE CENTER LINE THEREOF, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 299.07 FEET EAST. AS MEASURED ALONG THE SOUTH LINE THEREOF AND 65.0 FEET NORTH, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SOUTHWEST CORNER OF THE AFOREDESCRIBED TRACT, THENCE NORTH 00 DEGREES EAST, THE SOUTH LINE OF SAID TRACT HAVING AN ASSUMED BEARING OF EAST-WEST 52.0 FEET, THENCE NORTH 90 DEGREES EAST 61.67 FEET; THENCE SOUTH 00 DEGREES WEST, 52.00 FEET; THENCE NORTH 90 DEGREES WEST 61.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1978 AND FILED APRIL 11, 1978 AS DOCUMENT NUMBER LR3009772 AND RECORDED APRIL 11, 1978 AS DOCUMENT NUMBER 24397205 AND AS CREATED BY DEED FROM NORTHWEST FINANCIAL CORPORATION, A CORPORATION OF ILLINOIS TO EDGARDO NICIOLI AND ALDA NICIOLI, HIS WIFE, DATED SEPTEMBER 2, 1978 AND RECORDED MARCH 2, 1979 AS DOCUMENT NUMBER 24866740 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 5, 2003 AS DOCUMENT NUMBER 0030306389, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 04-32-401-140

Commonly known as: 10403 Dearlove Road, UNIT 5, Glenview, Illinois

GRANTOR HEREIN FURTHER GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBERED   5   AND STORAGE SPACES NUMBERED   5  .

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.