

WARRANTY DEED Statutory (Illinois) (Individual to Individual)



Doc#: 0412522091 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 05/04/2004 11:30 AM Pg: 1 of 3

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Above Space for Recorder's use only

THE GRANTORS, ADAM A. FLONDRO and STEPHANIE M. FLONDRO, married to each other of the City of Arlington Heights County of Cook State of Illinois for and in consideration of Ten Dollars and no/cents (\$10.00) DOLLARS, and other good and valuable considerations in hand paid

CONVEY and WARRANT to CHRISTINE THOMAS, a single person, and JEFFREY S. CARRION, a single person 111 South Lincoln Park Ridge, Illinois 60068, not as tenants in common, but as joint tenants with right of survivorship. (Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s): and to General Taxes for 2003 2nd and subsequent years. Permanent Real Estate Index Number(s): 08-08-201-012-1467 and 08-08-201-012-1441 Address(es) of Real Estate: 1127 South Old Wilke Road, #410, Arlington Heights, IL. 60005

Dated this 31st day of March 2004

Signatures of Adam A. Flondro and Stephanie M. Flondro with (SEAL) marks.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Blank lines for printing names and additional signatures.

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Warranty Deed  
Individual to Individual

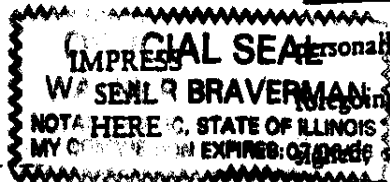
TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerks Office

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

Adam A. Flondro and Stephanie M. Flondro



personally known to me to be the same person S whose names subscribed to the  
instrument, appeared before me this day in person, and acknowledged that they  
sealed and delivered the said instrument as their 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 official seal, this 31st day of March 28 2004  
Commission expires 19 Wayne R. Braverman  
NOTARY PUBLIC

This instrument was prepared by Wayne R. Braverman, 200 N. LaSalle St., #2300, Chicago, IL. 60601  
(Name and Address)

MAIL TO: Fritzshall Law Firm  
(Name)  
6584 N. Northwest Highway  
(Address)  
Chicago, IL. 60631  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Christine Thomas & Jeffrey Carrion  
(Name)  
1127 S. Old Wilke Rd., #410  
(Address)  
Arlington Heights, IL. 60005  
City, State and Zip:

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## LEGAL DESCRIPTION

**1127 SOUTH OLD WILKE ROAD, UNIT 410, ARLINGTON HEIGHTS,  
ILLINOIS 60005**

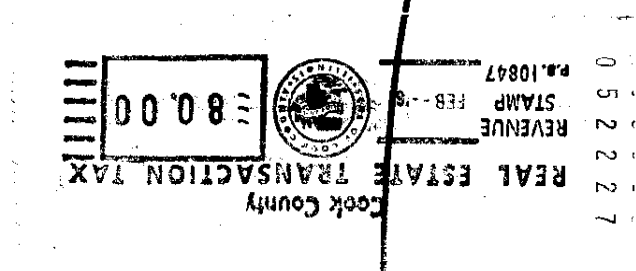
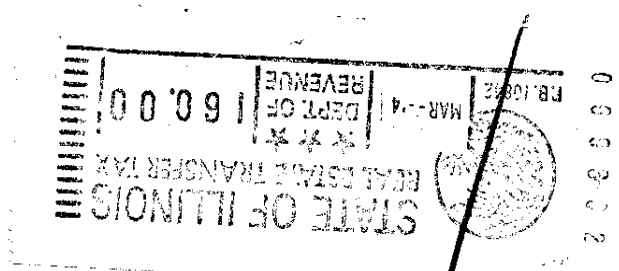
**PARCEL 1:**

UNIT 6-410 AND G18-6 IN WILKARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL: PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NUMBER 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1979 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT 'B' ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.



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