

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, **CHRISTINE M. SOBIESKI**, a unmarried woman, of 115 Bright Ridge Dr., Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

CHRISTINE M. SOBIESKI, Trustee, or her successors in trust, under the **CHRISTINE M. SOBIESKI LIVING TRUST, dated May 5, 2004**, and any amendments thereto, of 115 Bright Ridge Dr., Schaumburg, County of Cook, State of Illinois,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Property Address: 115 Bright Ridge Dr, Schaumburg, IL 60194
Permanent Index Number: 07-23-102-014-1046

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 2nd day of July, 2004.

Christine M Sobieski (Seal)
CHRISTINE M. SOBIESKI

State of Illinois)
County of COOK) ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTINE M. SOBIESKI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 2ND day of July, 2004.

Patricia L. Sitz
Notary Public

This Instrument Was Prepared By and Mail To:
Theodore D. Kuczek
KUCZEK & ASSOCIATES
Post Office Box 208
Deerfield, IL 60015



Doc#: 0422550030
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/12/2004 07:51 AM Pg: 1 of 3

(Above Space For Recorder's Use Only)

Exempt under Paragraph (e) of 35 ILCS 200/31-45, Property Tax Code

Date: 7-8-04 Name: [Signature]

Taxpayer and Send All Subsequent Tax Bills To:
CHRISTINE M. SOBIESKI
115 Bright Ridge Dr.
Schaumburg, IL 60194-5149

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"EXHIBIT A"


Parcel 1:

Unit Number 15-2 in Townhomes of Bright Ridge Condominium as delineated on a survey of the following described real estate:

Certain lots in Bright Ridge Subdivision in the South West 1/4 of the North West 1/4 of Section 23, Township 41 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 23-071143 together with its undivided percentage interest in the common elements in Cook County, Illinois.

Grantor also hereby grants to the grantees, 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 said 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 (a) 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; (b) current real estate taxes and taxes for subsequent years; (c) the Illinois Condominium Property Act; (d) public, private and utility easements of record (including those provided for in any Plat of Subdivision of the property which may hereafter be recorded); (e) applicable zoning, planned unit development, and building laws and ordinances; (f) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located in or serving the Property; (g) roads and highways, if any.

 7-13-04
 VILLAGE OF SCHAUMBURG
 REAL ESTATE TRANSFER TAX
 2493 \$ - 0 -

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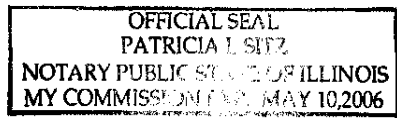
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 2, 2004 Signature: Christina M. Scherke
Grantor or Agent

Subscribed and sworn to before me this
2nd day of July, 2004.

Patricia J. Sitz
Notary Public

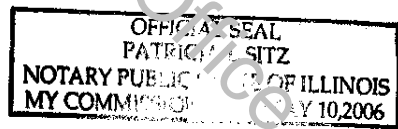


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 2, 2004 Signature: Christina M. Scherke
Grantee or Agent

Subscribed and sworn to before me this
2nd day of July, 2004.

Patricia J. Sitz
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)