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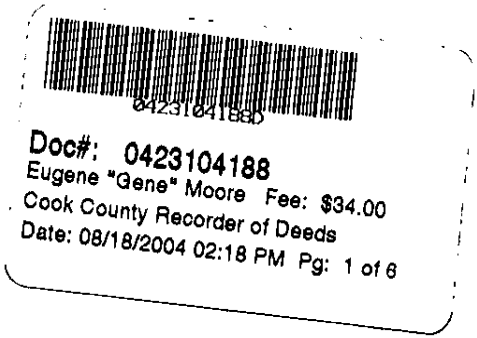
**WARRANTY DEED**  
**(INDIVIDUAL TO INDIVIDUAL)**  
**Joint Tenants**

THE GRANTOR,

LINDA M. GROEBLI, single/never married,

1 of 4

RTC 33705



of the Village of Palatine, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to THE GRANTEEES,

**JEFFREY W. WHITE & NANCY J. COSME**

520 Verde Lane  
Elk Grove, IL 60007

not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (SEE REVERSE FOR LEGAL DESCRIPTION) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in Joint Tenancy, forever. SUBJECT TO: General real estate taxes not yet 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.

Property Index Number: 02-09-202-018-1017

Address of Real Estate: 1350 N. STELLING AVE., UNIT 201  
PALATINE, IL 60067

DATED THIS 30th DAY OF JULY, 2004.

LINDA M. GROEBLI

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that



Linda M. Groebli, single/never married,  
personally known to me to be the same person whose name 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 official seal, this 30th day of July, 2004.

Commission expires 7/17/04 20

NOTARY PUBLIC

This instrument was prepared by: FRANK G. ROUX, 715 Ela Road, Lake Zurich, IL 60047

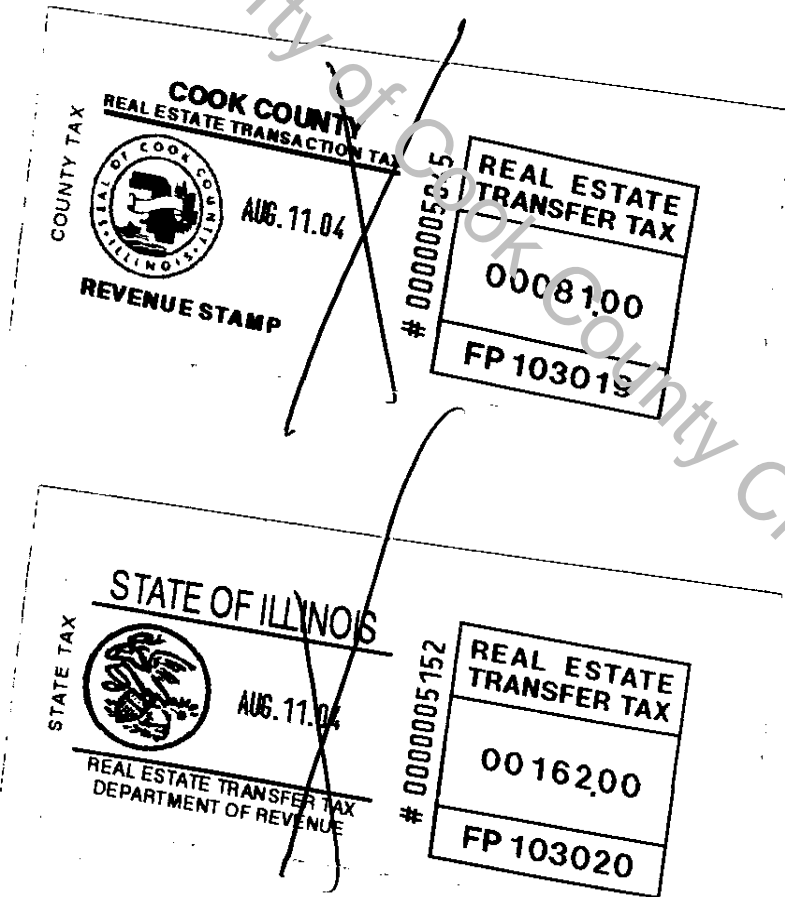
5/19/05

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**Legal Description** of premises commonly known as:

1350 N. STERLING AVE., UNIT 201, PALATINE, IL 60067

LEGAL DESCRIPTION ATTACHED HERETO



**Mail to:**

Frank G. Roux, Ltd.  
715 Ela Rd.  
Lake Zurich IL 60047

**Send Subsequent Tax Bills to:**

Jeffrey S. White  
1350 N. Sterling Ave., Unit 201  
Palatine IL 60067

**UNOFFICIAL COPY****PARCEL 1:**

UNIT NO. 1350-201 IN FOREST EDGE CONDOMINIUM NO. 4, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF A LINE PARALLEL WITH THE SOUTHERLY LINE OF DUNDEE ROAD AS DEDICATED BY DOCUMENT NO. 22,114,867 DRAWN THRU A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 310.00 FEET SOUTH OF THE SOUTHERLY LINE OF SAID DUNDEE ROAD AS MEASURED ALONG SAID WEST LINE, TO WIT: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 352.35 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9, THAT IS 260 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF THE AFORESAID EAST 362.35 FEET FOR A DISTANCE OF 580 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES 34 MINUTES 32 SECONDS TO THE RIGHT WITH A PROLONGATION WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 465.69 FEET; THENCE WESTERLY ALONG A LINE THAT INTERSECTS IN THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 AT A POINT 753.61 FEET NORTH OF THE CENTER OF SAID SECTION 9 FOR A DISTANCE OF 93.51 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF STERLING AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 22114867 TO THE PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG A CONTINUATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 200.98 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 703.84 FEET TO A POINT IN THE SOUTH LINE OF DUNDEE ROAD, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 22114867; THENCE EASTERLY ALONG THE SOUTH LINE OF DUNDEE ROAD FOR A DISTANCE OF 445.22 FEET TO A POINT IN THE WESTERLY LINE OF THE AFORESAID STERLING AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF STERLING AVENUE FOR A DISTANCE OF 856 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 87630894 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NP1350-102G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 87630894, IN COOK COUNTY, ILLINOIS.

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RECORDER'S STAMP

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

CIRCLE THE NUMBER BELOW WHICH IS APPLICABLE TO THE ATTACHED DEED

STATE OF ILLINOIS )
COUNTY OF LAKE ) SS

Linda M. Groebli, being duly sworn on oath, states that she resides at 1350 N. Sterling Ave., Unit 201, Palatine IL 60067

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons.

- 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

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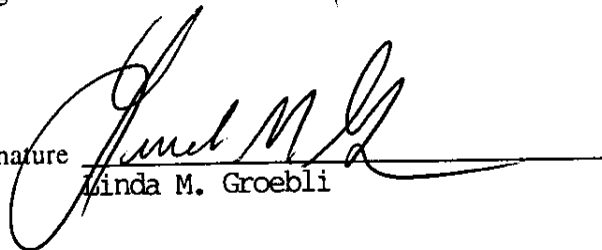


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10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions of configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

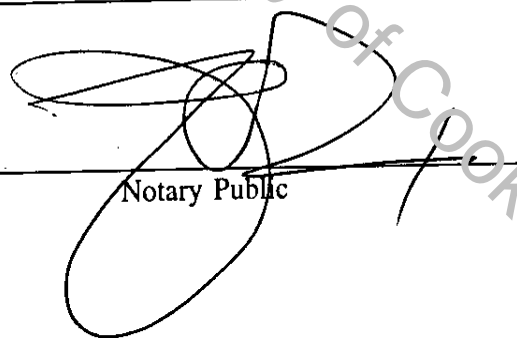
AFFIANT further states that She makes this affidavit for the purpose of inducing the County Recorder of McHenry County, Illinois to accept the attached deed for recording

Signature

  
Linda M. Groebli

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 30th DAY  
OF JULY, 2004

~~BY~~

  
Notary Public

OFFICIAL SEAL  
FRANK G ROUX  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JULY 17, 2005

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

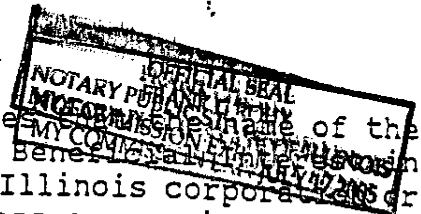
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, 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, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated July 30, 2004, 19  

Signature: [Signature]  
Grantor or Agent  
Linda M. Groebli

Subscribed and sworn to before me by the said Linda M. Groebli this 30th day of July, 2004, 19    
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, a partnership 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 30, 2004, 19  

Signature: [Signature]  
Grantee or Agent  
Jeffrey S. White

Subscribed and sworn to before me by the said Jeffrey S. White this 30th day of July, 2004, 19    
Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits concerning the identity of a 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.)



**JESSE WHITE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS