

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

04-02404 1/2



Doc#: 0428949043
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/15/2004 08:46 AM Pg: 1 of 3

PREMIER TITLE

THE GRANTOR(S), JOHN O'NEILL and KATHLEEN O'NEILL, husband and wife, of the City of PALATINE, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to DENNIS O'NEILL (GRANTEE'S ADDRESS) 6137 EYRON, ROSEMONT, Illinois 60018 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART OF THIS DOCUMENT.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003

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

Permanent Real Estate Index Number(s): 02-24-105-023-1004

Address(es) of Real Estate: 945 E. KENILWORTH #104, PALATINE, Illinois 60067

Dated this 13th day of September, 2004

John O'Neill
JOHN O'NEILL

Kathleen O'Neill
KATHLEEN O'NEILL

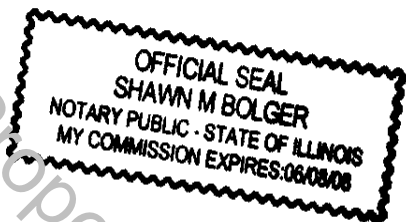
3

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN O'NEILL and KATHLEEN O'NEILL, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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 3rd day of September, 2004

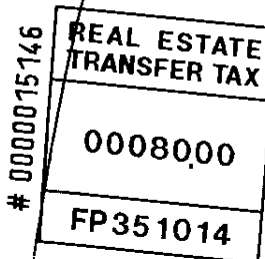
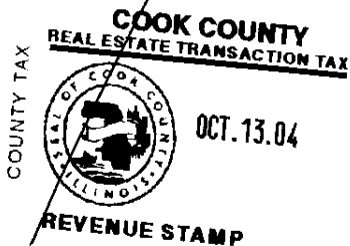
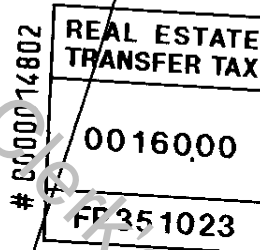
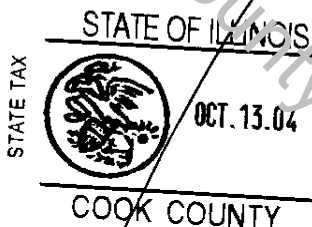


[Signature] (Notary Public)

Prepared By: Shawn M. Bolger
10009 W. Grand Ave.
Franklin Park, Illinois 60131

Mail To:

Name & Address of Taxpayer:
DENNIS O'NEILL
945 E. KENILWORTH #104
PALATINE, Illinois 60067



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Number: 04-02404

SCHEDULE C**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 104 IN WILLOW CREEK CONDOMINIUM NO. 4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 01 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST FOR 145.00 FEET; THENCE NORTH 56 DEGREES 00 MINUTES WEST FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1970 AS DOCUMENT NO. LR2536651), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT NUMBER LR2702050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO;

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOWCREEK APARTMENT ADDITION, FILED DECEMBER 28, 1970 AS DOCUMENT NUMBER LR2536651; AND (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT NUMBER LR2702046.