

# UNOFFICIAL COPY

RT 434277 2003

## WARRANTY DEED Individual to Individual



Doc#: 0430005195  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 10/26/2004 12:36 PM Pg: 1 of 2

### THE GRANTOR

DIANA J. MCGOWAN, married to  
9602 W. HIGGINS #3-D John McGowan \*  
ROSEMONT, IL 60018

\*Not homestead property as to  
John McGowan

(The Above Space for Recorder's Use Only)

of the VILLAGE of ROSEMONT County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

OSCAR GARDUNO, *Unmarried Man*  
9466 MAPLE DR. #2B  
ROSEMONT, IL 60018

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Real Estate Taxes for 2003 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 12-04-204-050-1014  
Address of Real Estate: 9602 W. HIGGINS #3-D, ROSEMONT, IL 60018

DATED this 20TH day of OCTOBER, 2004.

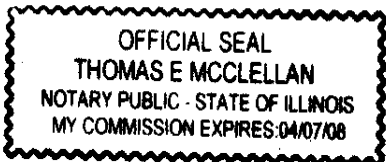
*Diana J. McGowan* (SEAL)  
DIANA J. MCGOWAN

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

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



DIANA J. MCGOWAN

personally known to me to be the same PERSONS 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.

Place Seal Here

Given under my hand and official seal, this 20<sup>TH</sup> day of OCTOBER 2004.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

*Thomas E. McClellan*

NOTARY PUBLIC

2/9

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## Legal Description

of premises commonly known as **9602 W. HIGGINS #3-D, ROSEMONT, IL 60018**

UNIT 3-"D" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL) THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, 139.0 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH 22 DEGREES 27 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING, OF THE PREMISES HEREIN DESCRIBED THENCE SOUTH 67 DEGREES 33 MINUTES 00 SECONDS EAST 106.81 FEET, THENCE NORTH 20 DEGREES 12 MINUTES 40 SECONDS EAST 201.46 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE DRAWN NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST FROM A POINT ON THE WESTERLY LINE OF SAID LOT 1, 65.47 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 1, THENCE SOUTH 78 DEGREES 52 MINUTES 32 SECONDS WEST 94.83 FEET MORE OR LESS TO A POINT 205.26 FEET NORTHEASTERLY OF THE WESTERLY LINE OF SAID LOT 1 (AS MEASURED ALONG SAID LINE HAVING A BEARING OF NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST) THENCE SOUTH 20 DEGREES 12 MINUTES 40 SECONDS WEST 118.97 FEET THENCE NORTH 67 DEGREES 33 MINUTES 00 SECONDS WEST 24.60 FEET MORE OR LESS TO A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT FROM THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID RIGHT ANGLES LINE 30 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN GRIZAFFI AND FALCONE EXECUTIVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY GRIZAFFI AND FALCONE CONTRACTORS INC. A CORP. OF ILLINOIS RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19358624 TOGETHER WITH AN UNDIVIDED INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND PROPERTY AND SPACE KNOWN AS UNITS 1-"A" TO 1-"E", 2-"A" TO 2-"E" AND 3-"A" TO 3-"E" AS SAID UNITS ARE DELINEATED ON SAID SURVEY) IN COOK COUNTY, ILLINOIS

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| <p>STATE TAX</p>  <p>STATE OF ILLINOIS</p> <p>OCT. 26. 04</p> <p>REAL ESTATE TRANSFER TAX<br/>DEPARTMENT OF REVENUE</p> | <p># 0000006106</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00168.00</p> <p>FP 103020</p> | <p>COUNTY TAX</p>  <p>COOK COUNTY<br/>REAL ESTATE TRANSACTION TAX</p> <p>OCT. 26. 04</p> <p>REVENUE STAMP</p> | <p># 0000015988</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00084.00</p> <p>FP 103019</p> |
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Mail to:

OSCAR GARDUNO  
9602 W HIGGINS #3D  
ROSEMONT, IL 60018

Send Subsequent Tax Bills to:

OSCAR GARDUNO  
9602 W. HIGGINS #3D  
ROSEMONT, IL 60018