

UNOFFICIAL COPY

ILLINOIS STATUTORY WARRANTY DEED INDIVIDUAL TO INDIVIDUAL



Doc#: 0436420064
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2004 10:40 AM Pg: 1 of 3

THE GRANTORS, Khamphan Keomanivong and Nickl Inthiraj, husband and wife, of the City of Elgin, County of Cook, and State of Illinois, and for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to: Josefina Huerta and ~~husband and wife, not as tenants in common and not as joint tenants, but as tenants by the entireties,~~ the following described Real Estate, to wit:

See Legal Description attached.

Permanent Index No. 06182131080000
Property Address: 268 Waverly Dr., Elgin, IL 60120

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 2004, and subsequent years, accrued, but not yet payable at the time of closing; special assessments confirmed after this Contract date; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities provided they do not underlie existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

DATED this 10th day of November, 2004.

Khamphan Keomanivong
Khamphan Keomanivong

Nickl Inthiraj
Nickl Inthiraj
Executing this deed for the purpose of waiving homestead rights

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Khamphan Keomanivong and Nickl Inthiraj, is/are personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 10th day of November, 2004.

Laura Shure-Hauser
Notary Public

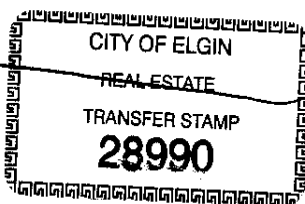
THIS INSTRUMENT WAS PREPARED BY: Carole J. Grahn-Hayes, 206 1/2 W. State St., Geneva, Illinois 60134

MAIL TO:

*Melina Bulbina-Azmad
1245 Davis Rd #131
Elgin IL 60123*

SEND SUBSEQUENT TAX BILLS TO:

Josefina Huerta
268 Waverly Dr.
Elgin, IL 60120




*BW-02531 25
10 f 2*

Baird & Warner Title Serv
120 S. LaSalle St.,
Chicago, IL 60603


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Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

DEC. 22. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000074350

REAL ESTATE TRANSFER TAX
00175.00
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 22. 04
REVENUE STAMP

0000148343

REAL ESTATE TRANSFER TAX
00087.50
FP326670

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LEGAL DESCRIPTION:

PARCEL 1: LOT 6 (EXCEPT THE NORTHEASTERLY 52.0 FEET THEREOF) AND LOT 7 (EXCEPT THE NORTHEASTERLY 52.0 FEET THEREOF) EXCEPTING FROM THE AFOREDESCRIBED PROPERTY THAT PART DEDICATED FOR A PUBLIC STREET BY DOCUMENT NO. 23710266, ALL BEING SITUATED IN PARKWOOD VILLAGE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF ELGIN ACCORDING TO THE PLAT OF SAID PARKWOOD VILLAGE UNIT NO. 1, RECORDED OCTOBER 2, 1974 AS DOCUMENT 22865812 IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKWOOD VILLAGE RECORDED OCTOBER 3, 1974 AS DOCUMENT NO. 22866213 IN THE RECORDS OF COOK COUNTY, ILLINOIS AND AS AMENDED BY PLAT OF DEDICATION OF PUBLIC STREETS RECORDED NOVEMBER 15, 1976 AS DOCUMENT NO. 23710266 IN THE RECORDS OF COOK COUNTY, ILLINOIS AND AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKWOOD VILLAGE RECORDED NOVEMBER 30, 1976 AS DOCUMENT NO. 23731383 IN THE RECORDS OF COOK COUNTY, ILLINOIS.

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