

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc#: 0501014253
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/10/2005 01:13 PM Pg: 1 of 3

Doc 394476

Above Space for Recorder's Use Only

THE GRANTOR(s) Victoria G. Fritz, formerly known as Victoria G. Szott, married to Michael B. Fritz of the village of North Aurora, County of Kane State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Lisa M. Pellegrinetti, unmarried, 865 S. Valley Lo, Palatine, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 02-15-301-047-1015

Address(es) of Real Estate: 470 W. Mahogany Ct #306, Palatine, Illinois, 60067

The date of this deed of conveyance is December 17, 2004.

Victoria G. Fritz

(SEAL) Victoria G. Fritz

Michael B. Fritz

(SEAL) Michael B. Fritz

Victoria G. Szott

(SEAL)

Lisa M. Pellegrinetti

(SEAL)

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 Victoria G. Fritz, formerly known as Victoria G. Szott, married to Michael B. Fritz and Michael B. Fritz 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.

(Impress Seal Here)



Given under my hand and official seal December 17, 2004

Marilyn V. Uzemack


Notary Public

Boyas

UNOFFICIAL COPY

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN -5.05


REVENUE STAMP

0000025216

REAL ESTATE TRANSFER TAX
0012250
FP326707

STATE TAX

STATE OF ILLINOIS



DEC. 14.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024789

REAL ESTATE TRANSFER TAX
0022700
FP 102809

STATE TAX

STATE OF ILLINOIS



JAN. -5.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025286

REAL ESTATE TRANSFER TAX
0001800
FP 102809

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 470 W. Mahogany Ct #306, Palatine, Illinois, 60067

PARCEL 1:

UNIT 1-304 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2002 AS DOCUMENT NUMBER 0021458156 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-47 & STORAGE SPACE S1-47 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.

<p>This instrument was prepared by: Marilyn V. Uzemack</p> <p>15 S. Prospect Ave. Park Ridge, IL, 60068</p>	<p>Send subsequent tax bills to: Lisa M. Pellegrinetti 470 W. Mahogany Ct #306 Palatine, Illinois, 60067</p>	<p>Recorder-mail recorded document to: Kevin O'Donnell O'Donnell & Associates, Ltd 1515 W. Woodfield, Suite 880 Schaumburg, Illinois, 60173</p>
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