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First American Title Insurance Company

Box 45

**WARRANTY DEED
ILLINOIS STATUTORY
Living Trust to Individual**



Doc#: **0502102488**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2005 01:11 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), DONA NICKLAS, as the trustee of The Trust Agreement Dated July 26, 2000 and Known as The Dona Nicklas Trust Agreement, of the Village of Wheeling, County of Cook, State of IL 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 HOLLY KELPS, single, in fee simple, of Village of CARLE, IL, County of Mc Henry, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

SEE ATTACHED LEGAL DESCRIPTION **A.**

SUBJECT TO: (1) Real estate taxes for the year 2004 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; and (3) all applicable zoning laws and ordinances.

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): 03-15-402-016-1009
Address(es) of Real Estate: 1450 Sandpebble, Unit 109, Wheeling, IL 60090

Dated this 22 day of December, 20 04

Dona Nicklas (SEAL)

DONA NICKLAS, as the trustee of The Trust Agreement Dated July 26, 2000 and Known as The Dona Nicklas Trust Agreement

04-069100

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DONA NICKLAS, as the trustee of The Trust Agreement Dated July 26, 2000 and Known as The Dona Nicklas Trust Agreement, 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 22 day of December, 20 04.



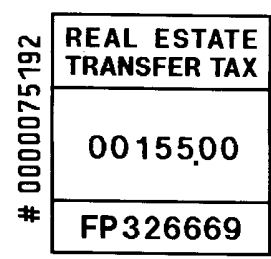
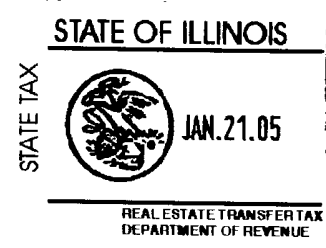
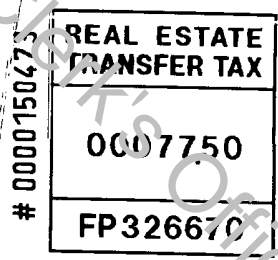
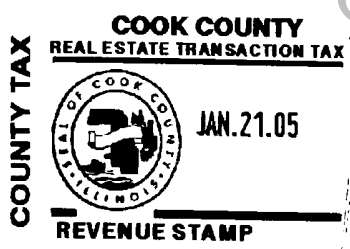
[Signature]

(Notary Public)

Prepared by:
Thomas C. McGowen
McGowen & McGowen, P.C.
1751 S. Naperville Road, Suite 101
Wheaton, IL 60187

Mail To:
Amee Forsberg
312 E. LINDIN AVE
Barrington IL 60010

Name and Address of Taxpayer:
Holly Kelps
22 Hyn Road
CARY, IL 60013



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Legal Description

Land in the CITY of WHEELING, COOK, ILLINOIS, described as follows:

PARCEL 1:

UNIT 109 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 6TH DAY OF MARCH 1973 AS DOCUMENT 267553 AND RE-REGISTERED ON THE 16TH DAY OF MARCH 1973 AS DOCUMENT NUMBER 2680472, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY), IN AND TO THE FOLLOWING PREMISES:

PART OF LOT 1 IN SANDPEBBLE WALK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, IN TOWNSHIP AND RANGE AFORESAID, TAKEN AS ONE TRACT AND BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT IN SANDPEBBLE WALK, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, WITH THE EAST LINE OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE WEST 495.0 FEET AFORESAID 300.14 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST, 98.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 09 DEGREES 49 MINUTES 45 SECONDS WEST, 64.33 FEET; THENCE SOUTH 80 DEGREES 10 MINUTES 15 SECONDS EAST, 106.50 FEET; THENCE SOUTH 10 DEGREES 07 MINUTES 15 SECONDS EAST 69.92 FEET; THENCE NORTH 79 DEGREES 52 MINUTES 45 SECONDS EAST, 64.33 FEET; THENCE NORTH 10 DEGREES 07 MINUTES 15 SECONDS WEST, 78/33 FEET; THENCE NORTH 29 DEGREES 46 MINUTES 45 SECONDS EAST, 114.84 FEET; THENCE NORTH 60 DEGREES 13 MINUTES 15 SECONDS, WEST 64.33 FEET; THENCE SOUTH 29 DEGREES 46 MINUTES 45 SECONDS WEST, 101.50 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 15 SECONDS WEST, 108.26 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED APRIL 4, 1972 AND REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 12, 1972 AS DOCUMENT NUMBER 2622769 AS AMENDED BY SUPPLEMENT FILED MARCH 6, 1973 AS DOCUMENT NUMBER 2678537 AND AS SET FORTH IN THE PLAT OF SUBDIVISION DATED OCTOBER 5, 1970 AND REGISTERED ON OCTOBER 9, 1970 AS DOCUMENT NUMBER 2525374 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 3, 1972, KNOWN AS TRUST NUMBER 76482 TO LORRAINE D. KRISTOFF AND THOMAS W. KRISTOFF DATED JANUARY 16, 1973 AND REGISTERED APRIL 4, 1973 AS DOCUMENT NUMBER 2683801, ALL IN COOK COUNTY, ILLINOIS.

PIN(S): 03-15-402-016-1009

Commonly Known As: 1450 SANDPEBBLE, UNIT 109