

WARRANTY DEED 04-00312 **UNOFFICIAL COPY**



Doc#: 0502749340  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 01/27/2005 03:47 PM Pg: 1 of 2

**THE GRANTORS:** TIMOTHY P. RYAN and JAMIE DUFFY RYAN, f/k/a JAMIE S. DUFFY, Husband and Wife, of the City/Village of Streamwood, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

ENRIQUE HIDALGO and SONIA ABARCA, 5145 W. Melrose, Chicago, IL 60641 as Husband and Wife, not as Joint Tenants with rights of survivorship, or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY FOREVER.

Permanent Real Estate Index Number: 06-24-412-074-0000  
Address of Real Estate: 248 Acorn Drive, Streamwood, IL 60107

Subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years

Dated this 29 day of December, 2004.

X Timothy P. Ryan  
TIMOTHY P. RYAN

Jamie Duffy Ryan  
JAMIE DUFFY RYAN  
X Jamie S. Duffy  
JAMIE S. DUFFY

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 TIMOTHY P. RYAN and JAMIE DUFFY RYAN, f/k/a JAMIE S. DUFFY, Husband and Wife, personally known to me to be the same persons whose names 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 29 day of December, 2004.

Commission expires: 3/6/2007  
Audrey Kies Tokarz  
Notary Public



This instrument was prepared by: Audrey Kies Tokarz  
Attorney at Law  
184 Shuman Boulevard, Suite 250  
Naperville, IL 60563

Mail to:

TANIA GARCIA CULLISON  
6160 N. Cicero, Suite 226  
Chicago, IL 60646

Send Subsequent Tax Bills To:


ENRIQUE HIDALGO and SONIA ABARCA  
248 Acorn Drive  
Streamwood, IL 60107

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## LEGAL DESCRIPTION

THAT PART OF LOT 16 IN BLOCK 18 IN STREAMWOOD GREEN UNIT THREE "B", BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1987 AS DOCUMENT 87486450, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 58.12 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 44.90 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 65.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 45.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 58.12 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 44.90 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16; THENCE SOUTH 0 DEGREES 01 MINUTES 43 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 57.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING) IN COOK COUNTY, ILLINOIS.

VILLAGE OF STREAMWOOD  
REAL ESTATE TRANSFER TAX  
#26565 \$525.00

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 27. 05  
COOK COUNTY

# 0080015512  
REAL ESTATE TRANSFER TAX  
00175.00  
FP351023

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JAN. 27. 05  
REVENUE STAMP

# 000075844  
REAL ESTATE TRANSFER TAX  
00087.50  
FP351014