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Doc#: 0503202485
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/01/2005 12:03 PM Pg: 1 of 2

WARRANTY DEED

Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor seller of this form makes any warranty with respect thereto including any warranty of merchantability or fitness for a particular purpose.

(The Above Space for Recorder's Use Only)

THE GRANTOR(S), **BEATA A. KING**, of the Village of Hoffman Estates, County of Cook, and State of Illinois, for and in consideration of **TEN and NO/100 (\$10.00) DOLLARS**, in hand paid, **CONVEYS AND WARRANTS** to: **VALUE PROPERTIES, INC.**, an Illinois corporation, 3166 DesPlaines Road, DesPlaines, Illinois 60018, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

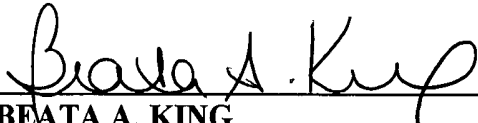
SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: 2004 general real estate taxes not yet due and payable and subsequent years; 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.

Commonly Known as: 1775 Sessions Walk, Hoffman Estates, IL 60195
PIN: 07-08-101-019-1161

Dated: January 21, 2005




BEATA A. KING

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 **BEATA A. KING**, personally known to me to be the same person whose name is 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.

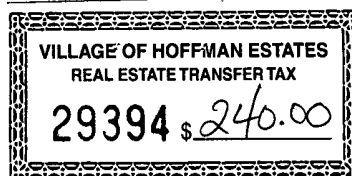
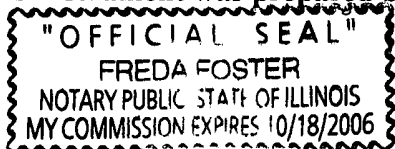
Given under my hand and official seal this 21st day of January, 2005.

My Commission Expires: 11/18/06



Notary Public

This Instrument was prepared by: Dean J. Lurie, Esq., **Stone, Pogrund & Korey**,
221 North LaSalle Street, Suite 3200, Chicago, IL 60601



Box 15

TICOR 557486

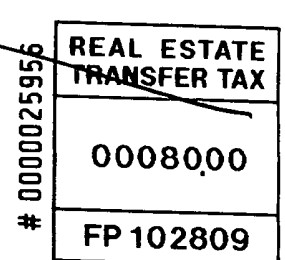
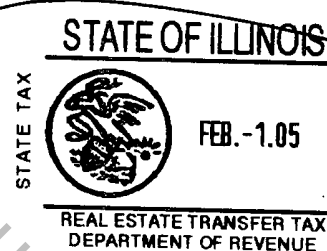
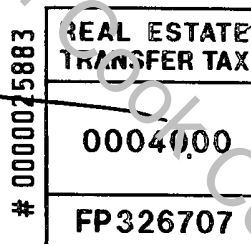
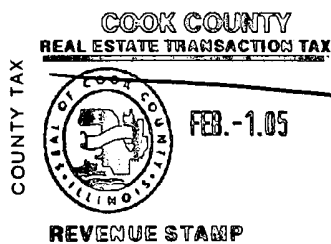
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LEGAL DESCRIPTION

PARCEL 1: UNIT 1775 IN SESSIONS WALK IN HILLDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF FRACTIONAL SECTION 5 AND PART OF THE WEST 1/2 OF SECTION 8 ALL IN TOWNSHIP 41 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 AS DOCUMENT 25211897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT AS CREATED BY DECLARATION OF EASEMENT, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION RECORDED AS DOCUMENT 25214474 AND FILED AS DOCUMENT LR 3143390 FOR INGRESS AND EGRESS AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25211897 AND AS CREATED BY DEED RECORDED DECEMBER 14, 1979 AS DOCUMENT 25282542 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 45354 TO MICHAEL F. MARTINEZ AND BETSY M. MARTINEZ HIS WIFE.



Commonly Known as:
PIN:

1775 Sessions Walk, Hoffman Estates, IL 60195
07-08-101-019-1161

MAIL TO:

Dean J. Lurie
STONE, POGRUND & KOREY
221 N. LaSalle Street, #3200
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

VALUE PROPERTIES, INC.
3166 DesPlaines Road
DesPlaines, IL 60018