

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, MARK S. RISKE,
 Divorced and Not Since Remarried,
 of the Village of Mount Prospect,
 County of Cook, State of Illinois,
 for and in consideration of the sum
 of TEN (\$10.00) Dollars and other
 good and valuable consideration in
 hand paid, CONVEYS AND WARRANTS to
 SCOTT R. NEMES, a bachelor, the
 following described Real Estate
 situated in the County of Cook,
 State of Illinois, to wit:



Doc#: 0511908149
 Eugene "Gene" Moore Fee: \$26.00
 Cook County Recorder of Deeds
 Date: 04/29/2005 11:45 AM Pg: 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

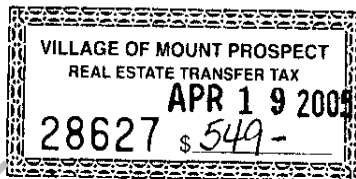
commonly known as 1452 North Elmhurst Road, Unit 203, Mount Prospect, Illinois 60056
 P.I.N. 03-27-100-029-1018

SUBJECT ONLY to general real estate taxes not due and payable at the time of closing,
 covenants, conditions and restrictions of record, building lines and easements, if
 any, so long as they do not interfere with the current use and enjoyment of the
 property, 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
 forever.

DATED: April 22, 2005.

Mark S. Riske

MARK S. RISKE



STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 MARK S. RISKE, Divorced and Not Since Remarried, 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 he signed, sealed and delivered the said instrument as his 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 22nd day of April, 2005.

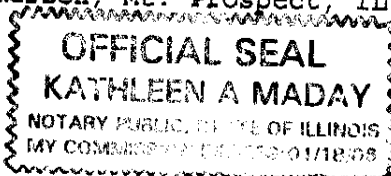
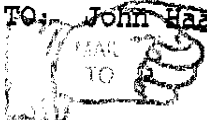
(Impress Seal Here)

Kathleen A Maday

 Notary Public

This Instrument was prepared by:
 THOMAS R. HANSEN, Esq., 1010 West Lake Street #501, Oak Park, Illinois 60301

MAIL TO: ~~John Haas~~ Esq., 115 South Emerson, Mt. Prospect, IL 60056



2093
 8-02478
 SD

Lawyers Unit #05692 Case#

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

1452 NORTH ELMHURST ROAD, UNIT #203, MT. PROSPECT, ILLINOIS 60056
P.I.N. 03-27-100-029-1018

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 203-C IN ORCHARD VALE CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION IN A PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1978 AS DOCUMENT 21895678 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 27, SAID POINT BEING 685.48 FEET (AS MEASURED ALONG THE EAST LINE) SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 175.00 FEET ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE SAID NORTHWEST 1/4 TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 175.00 FEET OF THE SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 100.345 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 18 SECONDS WEST A DISTANCE OF 456.48 FEET; THENCE SOUTH 76 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 293.70 FEET TO A POINT ON THE EAST LINE OF THE SAID NORTHWEST 1/4; THENCE NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 613.50 FEET ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PART THEREOF TAKEN FOR ELMHURST ROAD PER DOCUMENT 10155704, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24771256 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

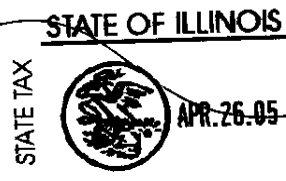
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR, NON-COMMERCIAL TRAFFIC, AS DISCLOSED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 19, 1978 AND RECORDED DECEMBER 19, 1978 AS DOCUMENT 24771256 AND AS CREATED BY DEED FROM MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1978 AND KNOWN AS TRUST NO. 732, TO JOHN A CROOK, III DATED APRIL 3, 1981 AND RECORDED MAY 5, 1981 AS DOCUMENT 25860301, IN COOK COUNTY, ILLINOIS.



JNTY ACTION TAX
26.05

REAL ESTATE TRANSFER TAX
0009125
FP326670

0000157838



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000078776

REAL ESTATE TRANSFER TAX
0018250
FP326669