UNOFFICIAL COPY

PREPARED BY: Gary S. Lundeen, Esq. 806 Nerge Road

806 Nerge Road

Roselle, IL 60172

MAIL TAX BILL TO:

Natasa Borsi
921 BUCCANEU Ar. JH
Schaumburs Nr V0173

MAIL RECORDED DEED TO:

Joel Hymen, Esq. (のうよりを3) 750 W. Lake Cook Road, Suite 140 Buffalo Grove, IL 60089



Doc#: 0513135283

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 05/11/2005 10:35 AM Pg: 1 of 2

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), David O. Nicholson and Ann Marie Nicholson, husband and wife, of 316 Evergreen Court, in the City of Schaumburg, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Natasa Borsi, married to Goran Borsi, of 1829 S. Harlem Avenue, Berwyn, IL 60402, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: 22-04 in the Hidden pond Condominium, as delineated on a Survey of the following described property: Part of Section 34, Township 42 North, Range 10 East of the Third Principal Meridian, which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 93-117717 as amended from time to time, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress over the common areas for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for the Hidden pond Homeowner's Association recorded as Document 93-117759.

Permanent Index Number(s):

02-34-102-064-1070

Property Address:

921 Buccaneer Drive, Unit 4, Schaumburg, IL 60173

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, corenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of illinois.

Dated this Day of David O. Nicholson

David O. Nicholson

David O. Nicholson

Ann Marie Nicholson

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

COUNTY OF COOK

David O. Nicholson

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David O. Nicholson and Ann Marie Nicholson, husband and wife, 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

Warranty Deed: Page 1 of 2

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Warranty Deed - Continued

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.

20 05 Given under my hand and notarial seal, this Day My commission expires: Official Seal Bridget S Catalano Exempt under the provisions of paragraph Notary Public State of Illinois My Commission Expires 10/09/06 Stock Cook Cook Cook RÉAL ESTATE STATE OF ILLINOIS 00067260 RANSFER TAX HAY.-5.05 0014350 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP326652 COOK COUNTY ESTATE TRANSACTION TA REAL ESTATE 0000015160 TRANSFER TAX O CONTA TA 0007175 FP326665 Clart's Office