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RTC 43005 20F3
WARRANTY DEED - Illinois
(Individuals)
~~Tenants In Common or~~
Joint Tenants ~~or~~
~~Tenants By The Entirety~~



Doc#: 0513835519
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 05/18/2005 01:55 PM Pg: 1 of 4

THE GRANTOR(s)

Daniel J. Nuter,
a single person never
married,

of the Village/City/Township of Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) DOLLARS and other good and valuable consideration in hand paid, does ~~CONVEY~~ and WARRANT to THE GRANTEE(s)

Michael Allen and Beth Lubeck, husband and wife,
of 155 N. Harbor 3rd 04, Chicago, Illinois:

not as Tenants in Common, ~~or~~ ^{or} as Joint Tenants,
~~but as Tenants By The Entirety;~~

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description Rider

TAX NO.: 08-08-201-012-1108
PROPERTY ADDRESS: 1207 S. Old Wilke Rd. Unit 401, Arlington Heights, IL

SUBJECT TO: General Taxes for the year 2004 and thereafter; covenants, conditions, restrictions and easements of record; and, zoning and building ordinances.

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: May 13, 2005.

(SEAL)

Daniel J. Nuter (SEAL) 460

[Jurat is on reverse hereof]

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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, DO HEREBY CERTIFY that

Daniel J. Nuter, a single person never married,

personally known to me to be the same person(s) name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that each said person, sealed and delivered the said instrument as a 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, on 05-13-05.



Keith E. Harris
Notary Public

Prepared By: Keith E. Harris, Attorney at Law,
345 N. Quentin Road Suite 404, Palatine, IL 60067

MAIL TO:

Deborah Asher
217 N. Jefferson #600
Chicago, IL 60664

or

ADDRESS OF PROPERTY
See beneath the Legal Description

The above address is for statistical purposes only and is not a part of this deed.


Send subsequent tax bills to:
Grantee at ~~the property address~~

RECORDER'S BOX NO. _____

Beth Lubeck
155 N. Harbor Dr #3304
Chicago, IL 60601

STATE TAX

STATE OF ILLINOIS



MAY. 18. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000007495

REAL ESTATE TRANSFER TAX
00168.00
FP 103020

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 18. 05

REVENUE STAMP

00000007583

REAL ESTATE TRANSFER TAX
00084.00
FP 103019

UNOFFICIAL COPY**Legal Description Rider****File No.:** RTC43065**Property Address:** 1207 S. OLD WILKE ROAD, UNIT 401,
ARLINGTON HEIGHTS IL 60005**Legal Description:****PARCEL 1:**

UNIT 10-401 IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF WEBER DRIVE, 1369.27 FEET TO A POINT; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952 SAID POINT BEING THE PLACE OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 59.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 82.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 426.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES, 39 SECONDS EAST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES, 21 SECONDS EAST, 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES, 39 SECONDS EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NUMBER 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD; 590.24 FEET; TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH 06 DEGREES 41 MINUTES 00 SECONDS EAST, 221.12 FEET) THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 102.20 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 115.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 45.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 125.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 199.00 FEET; THENCE

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NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 353.81 FEET TO THE EAST OF SAID WEBER DRIVE; 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FBET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NUMBER 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 355.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 679.67 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 212.99 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECOND WEST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECOND WEST, ALONG THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NUMBER 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 08-08-201-012-1108

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