

# UNOFFICIAL COPY

RT242171

lg 4

WARRANTY DEED  
Statutory (Illinois)  
Joint Tenancy



Doc#: 0515204123  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/01/2005 12:19 PM Pg: 1 of 4

The Grantor, BARTON S. HENDERSON, single never married, of Schaumburg, IL, for and in consideration of Ten and no/100 (\$10.00) Dollars in hand paid, conveys and warrants to PHILLIP VALENZUELA and MARICRUZ RAMOS, not as tenants in common, but as Joint Tenants, Grantees, 3849 N. Albany, Chicago, IL 60618, the following described Real Estate situated in the County of Cook and State of Illinois:

\* both single

See LEGAL DESCRIPTION attached hereto and incorporated into this Warranty Deed herein by express reference.

P.I.N. 02-34-102-064-1103  
Address: 931 Casey Court, #1, Schaumburg, IL 60173  
Subject to: 2004 (2nd installment) real estate taxes and subsequent years real estate taxes, covenants, conditions, and restrictions of record.

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 not as tenants in common, but as Joint Tenants.


Dated this 20th day of May, 2005.

  
BARTON S. HENDERSON

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**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

COUNTY TAX



MAY.27.05


REVENUE STAMP

# 0000007684

REAL ESTATE TRANSFER TAX
00087.25
FP 103019

STATE TAX

STATE OF ILLINOIS



MAY.27.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000596

REAL ESTATE TRANSFER TAX
00174.50
FP 103020

Property of Cook County Clerk's Office

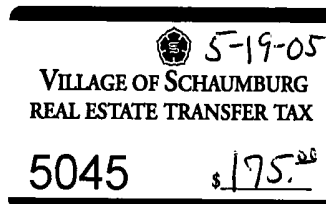
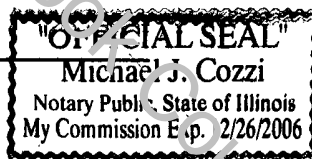
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State of Illinois, County of Lake / ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Barton S. Henderson, single never married, personally known to me to be the same persons whose names 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 20th day of May, 2005.  
Commission expires December 26, 2006.



Notary Public



THIS INSTRUMENT WAS PREPARED BY:

MICHAEL J. COZZI, P.C., Attorney at Law, 215 N. Arlington Heights Road, Suite 100, Arlington Heights, IL 60004 (847)392-9030

MAIL DEED TO :

Arnold Rivera  
Attorney at Law  
3140 N. Laramie  
Chicago, IL 60641

Address of Property:

931 Casey Court, #1  
Schaumburg, IL 60173

Send subsequent tax bills to:

Phillip Valenzuela  
931 Casey Court, #1  
Schaumburg, IL 60173

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**Property Address:** 931 CASEY COURT, UNIT 1,  
SCHAUMBURG IL 60173

**Legal Description:**

**PARCEL 1:**

UNIT 34-01 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 FEBRUARY 16, 1993 AS DOCUMENT 93117717 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HIDDEN POND HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117759.

**Permanent Index No.:** 02-34-102-064-1103