

Warranty Deed



Doc#: 0518802124
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/07/2005 10:52 AM Pg: 1 of 2

THE GRANTOR(S)

Darrin Cook and Lynn Cook, husband and wife

of S. Elgin, County of Kane, State of Illinois,

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Warrants to:

Daniel S. Rose and Krystl A. Rose, husband and wife of 21 W. Remington Lane #105, Schaumburg, IL 60195

STRIKE INAPPLICABLE:

- A). ~~Not in Tenancy in Common, but in Joint Tenancy~~
- B). Not as Joint Tenants, or Tenants in Common, but as Tenants by The Entirety.

the following described Real Estate to wit:

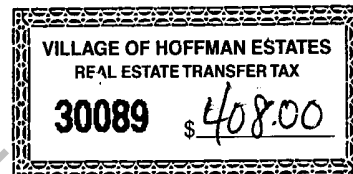
SEE REVERSE SIDE FOR LEGAL DESCRIPTION
SEE REVERSE SIDE FOR SUBJECT TO CLAUSES

P.N.T.N.

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

Permanent Real Estate Index Number(s): 07-08-101-019-1078

Common Address for Property: 1711 Sussex Walk, Hoffman Estates, IL 60194



DEED Dated this 25th Day of May, 2005

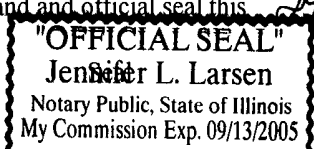
[Signature]
Darrin Cook

[Signature]
Lynn Cook

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, County of Cook DO HEREBY CERTIFY that:

Darrin Cook and Lynn Cook personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal this 27th Day of May, 2005



[Signature]
-Notary Public-

This Instrument Prepared By: James T. McKenzie, Attorney, 1005 W. Wise Rd. Ste. 200, Schaumburg, IL 60193

Mail To: GRECO & TARALLO
202 W. HIGGINS RO., SUITE 300
SCHAMBURG, IL 60195

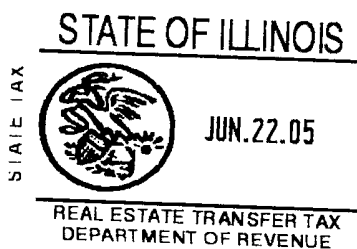
Send Subsequent Tax Bills To: Daniel and Krystl Rose
1711 Sussex Walk
Hoffman Estates, IL 60195

UNOFFICIAL COPY

Unit Address No. 1711 B Sussex Walk and the right to exclusive use and possession as a limited common element of carport parking space no. none in Hilldale Condominium as delineated on the survey of the following: That part of the West 1/2 of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, bounded by a line, described as follows: Commencing at a point on the Northeasterly line of relocated Higgins Road as dedicated according to document number 12647606, 371.64 feet (as measured along the Northeasterly line of Higgins Road aforesaid) Northwesterly of the point of intersection of said Northeasterly line of Higgins Road with the East line of the Southwest 1/4 of Section 8, said point being also the intersection of the Northeasterly line of relocated Higgins Road aforesaid, and the center line of that easement known as Huntington Boulevard, as described in the Declaration and Grant of Easement recorded May 8, 1970 as document number 21154392; thence North and West along the center line of said easement being a curved line convex to the Northeast and having a radius of 300 feet, a distance of 219.927 feet, arc measure, to a point of tangent; thence North 51 degrees 36 minutes 05 seconds West, 100 feet to a point of curve; thence North and West along a curved line convex to the Southwest and having a radius of 300 feet, a distance of 297.208 feet, arc measure, to a point of tangent; thence continuing along the center line of said easement North 05 degrees 09 minutes 40 seconds East, 542.183 feet; thence leaving the center line of said easement for Huntington Boulevard, North 84 degrees 50 minutes 20 seconds West, 786.90 feet; thence South 05 degrees 09 minutes 40 seconds West, 215.0 feet; thence North 84 degrees 50 minutes 20 seconds West, 195.33 feet to a point on a line described as running from a point on the South line of the West 1/2 of the Northwest 1/4 of said Section 8, which is 306.65 feet West of the Southeast corner thereof and running Northerly 1564.77 feet to a point which is 444.55 feet West, as measured at right angles of the East line of the West 1/2 of the Northwest 1/4 of Section 8, aforesaid; thence South along the last described line of said line extended South, 581.775 feet to a point on the Northeasterly line of relocated Higgins Road, as aforesaid, thence South 74 degrees 41 minutes 56 seconds East along the Northeasterly line of said road, 1295.00 feet to the point of commencement (except that part falling in Huntington Boulevard as described in Declaration and Grant of Easement recorded May 8, 1970 as document number 21154392) all in Cook County, Illinois, which survey is attached to Declaration of Condominium Ownership and of easements, restrictions, covenants and by-laws for Hilldale Condominium Association made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated November 30, 1978 and known as Trust Number 45354, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document no. 25211897; together with its undivided percentage interest in the common elements.

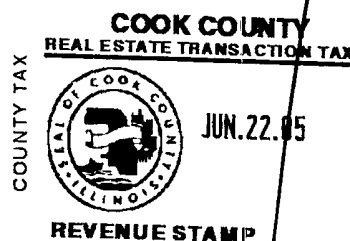
SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING,
COVENANTS, CONDITIONS RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS
IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT
OF THE REAL ESTATE



0000013372

REAL ESTATE TRANSFER TAX
00135.50
FP 103021



0000013372

REAL ESTATE TRANSFER TAX
00067.75
FP 103025