



Warranty Deed

ILLINOIS

Doc#: 0518935133
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2005 08:28 AM Pg: 1 of 3

TICOR TITLE 397229 1084

Above Space for Recorder's Use Only

3

THE GRANTOR(s) ^{A single never married} James Leduc of the City of Aurora, County of Kane State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s), Elena Petkova of 6644 W. Golf Rd #12, Des Plaines, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of), 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 Individually.

SUBJECT TO: General taxes for 2004 2nd installment and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 09 16-201-033-1296

Property not located in the corporate limits of the City of Des Plaines, Deed or instrument not subject to transfer tax.

Address(es) of Real Estate: 9473 Bay Colony, Unit 1-E, Des Plaines, Illinois 60016

CR Baumann 06-16-05
City of Des Plaines

The date of this deed of conveyance is June 15, 2005.

James A. Leduc
(SEAL) James Leduc James A. Leduc

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 12/16/08)

Given under my hand and official seal June 15, 2005

Linda L. Pounds
Notary Public
OFFICIAL SEAL
LINDA L. POUNDS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/16/2008

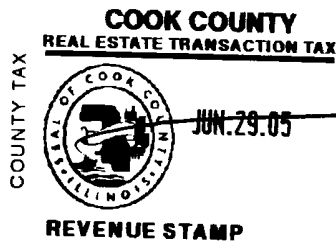
LEGAL DESCRIPTION
UNOFFICIAL COPY

For the premises commonly known as : 9473 Bay Colony, Unit 1-E, Des Plaines, Illinois 60016

UNIT NUMBER 236 IN BAY COLONY CONDOMINIUM DEVELOPMENT AS DELINATED ON SURVEY OF PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16 AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN (HEREAFTER REFERRED TO AS "PARCEL")

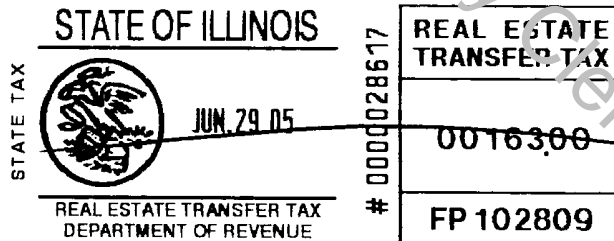
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE & TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 61500 AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 22400645 AS AMENDED FROM TIME TO TIME; TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATIONS AND SURVEY), IN COOK COUNTY, ILLINOIS.

See attached legal description



0000028542

REAL ESTATE TRANSFER TAX
0008150
FP326707



This instrument was prepared by:
 Stuart Petersen
 P.O. Box 7545
 Aurora, IL, 60507

Send subsequent tax bills to:
 Elena Petkova
 9473 Bay Colony, Unit-1E
 Des Plaines, IL 60016

Recorder-mail recorded document to:
 Attorney Jeffrey Picklin
 1941 Rohling Rd.
 Rolling Meadows, IL. 60008

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000397229 SC
STREET ADDRESS: 9473 BAY COLONY DRIVE UNIT 1E
CITY: DES PLAINES **COUNTY:** COOK COUNTY
TAX NUMBER: 09-16-201-033-1296

LEGAL DESCRIPTION:

UNIT NUMBER 236 IN BAY COLONY CONDOMINIUM DEVELOPMENT AS DELINEATED ON SURVEY OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" RELATING TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1972 AND KNOW AS TRUST NUMBER 61500 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22400645 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.