

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 0603940138 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/08/2008 01:25 PM Pg: 1 of 3

THE GRANTOR, JULIE WAGER, f/k/a Julie Witkins, married to Joshua Wager, of the South Elgin, Cook County, Illinois 60067, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Brian Simons, 1772 E. Pennsylvania, Apr. 6, of the City of Palatine, County of Cook, State of Illinois 60074, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*\*unmarried*

*\*\* SEE ATTACHED LEGAL DESCRIPTION \*\**

SUBJECT TO: General taxes for the year 2005 and subsequent years, Covenants, conditions and restrictions of record, Building lines and easements

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.

Permanent Real Estate Index Number(s): 07-08-101-019-1243

Address(es) of Real Estate: 1772 Sussex Walk, Hoffman Estates, Illinois 60195

Dated this 20 day of January, 2006.

1st AMERICAN TITLE order # 1304074

*Julie Wager*  
\_\_\_\_\_  
JULIE WAGER,  
f/k/a Julie Witkins

*JWager*  
\_\_\_\_\_  
JOSHUA WAGER  
For Release of Homestead Only

*1 of 4*  
Cook County Clerk's Office

*3LC*

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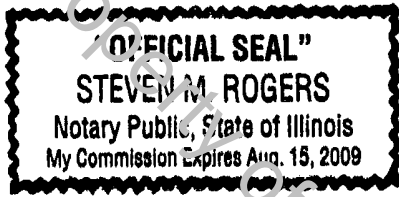
STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES that JULIE WAGER, f/k/a Julie Witkins, married to Joshua Wager, and JOSHUA WAGER, 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.

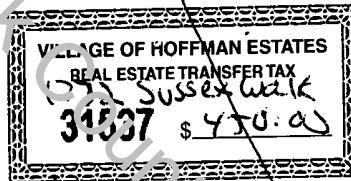
Given under my hand and official seal, this 20 day of January, 2006.



*Steven M. Rogers* (Notary Public)

**Prepared by:**

Steven M. Rogers  
Attorney at Law  
3375-F Arlington Heights Road  
Arlington Heights, IL 60004

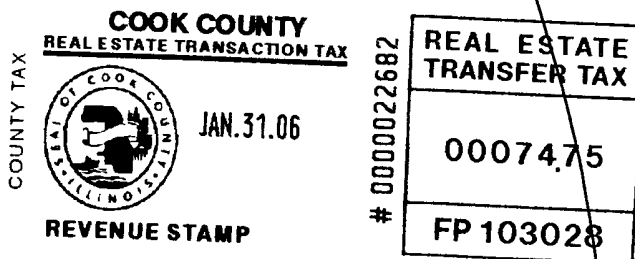
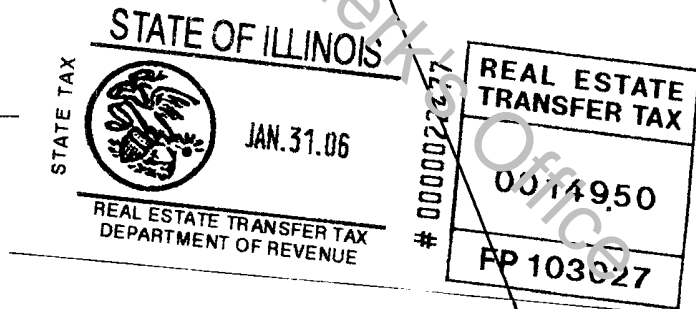


**Mail To:**

Michael T. Huguelet  
Attorney at Law  
10749 Winterset Drive  
Orland Park, Illinois 60467

**Name and Address of Taxpayer:**

Brain Simons  
1772 Sussex Walk  
Hoffman Estates, Illinois 60195



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## Legal Description:

UNIT ADDRESS NUMBER 1772 SUSSEX AND THE RIGHT TO EXCLUSIVE AND POSSESSION AS A LIMITED COMMON ELEMENT OF CARPORT PARKING SPACES 11 AND 12 IN HILDALE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

THAT PART OF THE WEST HALF 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 IN 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 QUARTER OF SAID 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 300.00 FEET, A DISTANCE OF 119.927 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTH 51 DEGREES 36 MINUTES 05 SECONDS WEST, 100.00 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 297.208 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE CENTER LINE OF SAID EASEMENT NORTH 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, 213.0 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 HALF OF THE NORTHWEST QUARTER 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 HALF OF THE NORTHWEST QUARTER 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 211543921, ALL IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR HILDALE 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 NO. 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.