

Warranty Deed
(Individual to Individual)
State of Illinois)
) ss
County of Cook)

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Doc#: 0612340097 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2006 12:00 PM Pg: 1 of 1

Grantor:

Jyoti S. Bhardwaj and Neelam Bhardwaj, his wife
P.O. Box 463
Bloomingdale IL 60108

Conveys and Warrants to the Grantee:

Blair E. Sandberg
512 Tower Place Fox River Grove IL 60021

In Consideration of the Sum of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby warrant, grant and convey to the aforementioned grantee, in fee simple absolute, the following described real estate in the Village of Palatine, County of Cook, State of Illinois, to wit:

Parcel 1

Unit 19-2A, in Pine Creek Condominium, as delineated on a plat of survey of the following described real estate:

Lots 1 to 35 and out lots "A", "B" and "C", in the Nursery Plat of Planned Unit Development in the Southeast 1/4 of Section 2, Township 42 North, Range 10, also a part of the Northwest 1/4 of the Southeast 1/4 of Section 2 aforesaid, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership of Pine Creek Condominium, recorded as Document 25781563, together with an undivided percentage interest in the common elements.

See attached

Parcel 2

Easements appurtenant to and for the benefit of Parcel 1 over Out-Lots "B" and "C" as defined and set forth in the declaration of Covenants, Restrictions and Easements, dated June 15, 1978 and Recorded June 26, 1978, as Document 24507143 and as created by deed recorded 25716842 for ingress and egress.

2

Parcel 3

Easements appurtenant to and for the benefit of Parcel 1 over Out-lots "A" and "B" as set forth in the declaration of covenants, conditions, easements and restrictions for the Pine Creek Homeowners Association, recorded February 20, 1981, as Document 25781563, for ingress and egress, all in Cook County, Illinois.

Common address: 454 E. Spruce, Unit 2A Palatine IL 60074
Permanent Real Estate Tax No. 02-02-400-061-1153 Vol. 148

FIRST AMERICAN TITLE

1376981

Subject to 2005 and subsequent real estate taxes and releasing all rights under and by virtue of the Homestead Laws of the State of Illinois.

Dated this 13 day of April 2006

Jyoti S. Bhardwaj

Jyoti S. Bhardwaj, Grantor
State of Illinois
County of Cook

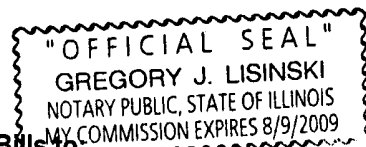
Neelam Bhardwaj

Neelam Bhardwaj, Grantor

I Gregory J. Lisinski being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the person who appeared before me, is the same person known to me and that he has executed this instrument as his free and voluntary act, and that he executed the same in my presence.

Given this 13 day of April, 2006

Notary Public



Mail To:
Blair Sandberg
512 Tower Place
Fox River Grove, IL 60021

Send Tax Bills to:
Blair Sandberg
512 Tower Place
Fox River Grove, IL 60021

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAY.-2.06

9163200000

REAL ESTATE TRANSFER TAX
 0012500
 FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 MAY.-2.06

000026177

REAL ESTATE TRANSFER TAX
 0006250
 FP 103028

REVENUE STAMP



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1

Unit 19-2A, in pine Creek Condominium, as delineated on a plat of survey of the following described real estate: Lots 1 to 35 and out lots "A", "B" and "C" in the Nursery Plat of Planned Unit Development in the Southeast 1/4 of Section 2, Township 42 North, Range 10, also a part of the Northwest 1/4 of the Southeast 1/4 of Section 2 aforesaid, East of the Third Principal Meridian, in Cook County, Illinois which plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership of Pine Creek Condominium, recorded as Document 25781564, together with an undivided percentage interest in the common elements.

Parcel 2

Easements appurtenant to and for the benefit of Parcel 1 over Out-Lot "C" in "The Nursery" plat of Planned Unit Development aforesaid, as set forth in the declaration recorded June 26, 1978, as Document 24507143 and as created by deed recorded June 26, 1978 as Document 24507144 and as created by deed recorded June 26, 1978 as Document 24507145 for ingress and egress.

Parcel 3

Easements appurtenant to and for the benefit of Parcel 1 over Out-Lots "A" and "B" as set forth in the declaration of covenants, conditions, easements and restrictions for the Pine Creek Home Owners association, recorded February 20, 1961, as Document 25781563, for ingress and egress, all in Cook County, Illinois.

Permanent Index #'s: 02-02-400-061-1153 Vol. 0148

Property Address: 454 Spruce, 2A, Palatine, Illinois 60074