

# UNOFFICIAL COPY



Mail to:  
Richard A. Capalby  
Attorney at Law  
220 W. Campus Dr., #104  
Arlington Hts., IL 60004

Doc#: 0633102248 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2006 01:12 PM Pg: 1 of 3

## WARRANTY DEED

The Grantor, Timothy J. Sheehan, unmarried, of 4406 Euclid Ave., #1C, Rolling Meadows, IL. 60008, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, CONVEYS and WARRANTS to Grantee named hereinbelow, to wit:

*unmarried*  
Heather Monaghan, solely, of 76W720 Winding Trail, West Dundee, IL, to have and hold, in fee simple, the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

SEE ATTACHED.

First American Title  
Order # 1516922  
1 of 3

PIN #: 02-26-117-013-1187

ADDRESS OF PROPERTY: 4406 Euclid Ave., #1C, Rolling Meadows, IL 60008

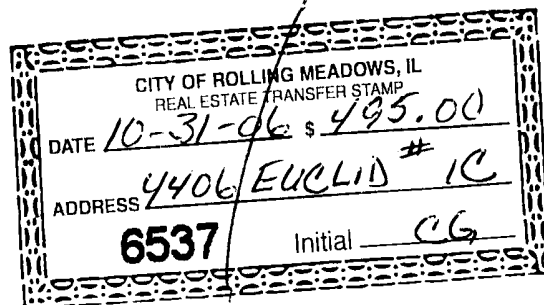
SUBJECT TO: Existing Covenants, Conditions Easements and Restrictions of Record and to General Taxes for 2006 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents on this 3<sup>rd</sup> day of November, 2006.

GRANTOR:

BY: \_\_\_\_\_

Timothy J. Sheehan



396  
C.C.

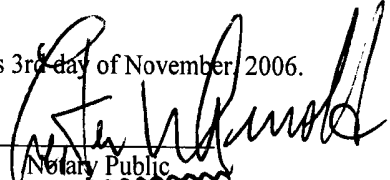
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STATE OF ILLINOIS, COUNTY OF COOK, SS.

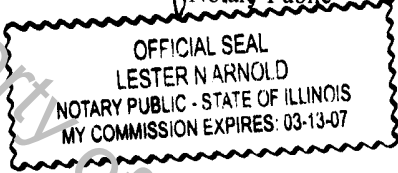
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy J. Sheehan, is personally known to me to be the Grantor of the above-identified Property and are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of November, 2006.

Commission Expires: March 13, 2007

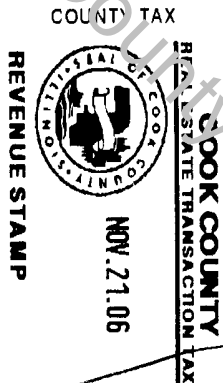


Notary Public



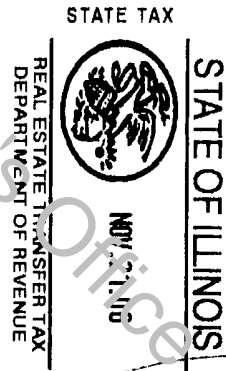
This Instrument was prepared by: Lester N. Arnold, 1405 Wright Blvd., Schaumburg, IL 60193

Send subsequent Tax Bills to:  
Heather Monaghan  
4406 Euclid Ave., #1C  
Rolling Meadows, IL 60008



# 0000036206

REAL ESTATE TRANSFER TAX	00082.50
FP 103028	



# 0000036007

REAL ESTATE TRANSFER TAX	00165.00
FP 103027	

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**Legal Description:**

PARCEL 1: UNIT 4406-2D IN THE KINGS WALK V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE KINGS WALK V CONDOMINIUM ASSOCIATION RECORDED JUNE 16, 1994 AS DOCUMENT NUMBER 94533561 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS DEFINED CREATED AND LIMITED IN SECTION 3.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR KINGS WALK MASTER HOME OWNER'S ASSOCIATION DATED APRIL 4, 1994 AND RECORDED APRIL 15, 1994 AS DOCUMENT NUMBER 94341471 OVER AND ACROSS LAND DESCRIBED AND DEFINED AS "COMMON AREA" THEREIN.