

UNOFFICIAL COPY



WARRANTY DEED

06-01320 (1 of 3)

Doc#: 0702654029 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2007 10:00 AM Pg: 1 of 3

THE GRANTORS, Carol Lynne O'Brien and Neil A. O'Brien, husband and wife, and Dennis F. Kellar, a married man, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Peter W. Weber + *CHRISTINE K. WESEK, as joint tenants*, 2231 Charter Point Drive, Arlington Heights, Illinois 60004, the following described real estate situated in the county of Cook, in the State of Illinois, to wit:

See Legal Description Attached hereto as Exhibit "A".

Subject to the following: 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 Purchaser's use and enjoyment of the property.

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 forever.

Permanent Real Estate Index Numbers: 02-15-424-006
Address of Real Estate: 24 West Station Street, Unit 408W Palatine, Illinois 60067

DATED this 14th day of December 2006.

Dennis F. Kellar

Dennis F. Kellar

Carol Lynne O'Brien

Carol Lynne O'Brien

Neil A. O'Brien

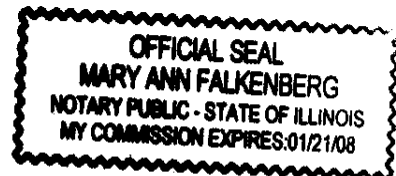
Neil A. O'Brien

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol Lynne O'Brien and Neil A. O'Brien, husband and wife, and Dennis F. Kellar, a married man, personally known to me to be the same persons whose names they 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 14th day of December 2006.

Mary Ann Falkenberg

Notary Public



Instrument prepared by Steven R. Kathe, 1601 Colonial Parkway, Inverness, Illinois 60067
Mail To: Terrence D. Kane, Attorney at Law, 505 East Golf Road, Suite A, Arlington Heights, Illinois 60005
Send Tax Bills To: Peter W. Weber, Trustee, 24 West Station Street, Unit 408W, Palatine, Illinois 60067

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

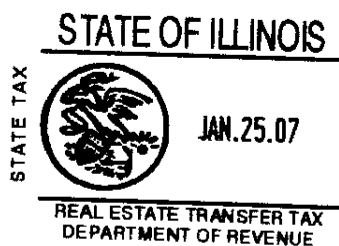
UNIT 408W IN PROVIDENCE OF PALATINE CONDOMINIUM, AS DELINEATED ON THE PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

- (A) LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND
- (B) EASEMENT FOR AN UNDERGROUND PARKING GARAGE – LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET BETWEEN THE HORIZONTAL PLANES OF 751.00 FEET AND 736.00 FEET (USGS 1929 DATUM) GRANTED BY THE VILLAGE OF PALATINE IN INSTRUMENT RECORDED AS DOCUMENT NO. 0608631063,

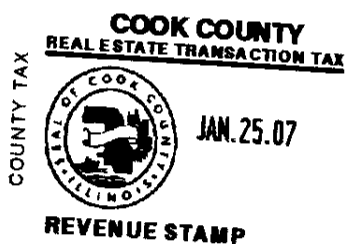
WHICH PLAT IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION RECORDED MARCH 27, 2006 AS DOCUMENT NUMBER 0608631064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE 143LL, A LIMITED COMMON ELEMENT, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608631064 AND IN THE PLAT ATTACHED THERETO.



# 0000002357	REAL ESTATE TRANSFER TAX
	00247.00
	FP 103050



# 0000002276	REAL ESTATE TRANSFER TAX
	00123.50
	FP 103045

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PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
County of COOK)ss

Carol + Neil O'Brein + Dennis Kellar, being duly sworn on oath, states that she resides at 24 Station Street, Unit 408W Palatine Illinois 60067

And further states that (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of COOK County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th DAY OF January, 2007
Patricia A. Giuliano
Signature of Notary Public

Sharral Young as agent
Signature of Affiant
OFFICIAL SEAL
PATRICIA A GIULIANO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/10/09