

UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 0715111188 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 04:02 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenancy**

1st AMERICAN TITLE order # 01031278 *MS*

THE GRANTOR(S) Thomas M. Rogers, married to Michelle Rogers, of the City of Evanston, County of Cook, State of IL 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 Robert Pansczyk and Joanna Ustupska not as Tenants in Common, but as Joint Tenants, 922 S. Waverly, Mt. Prospect, IL 60056 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

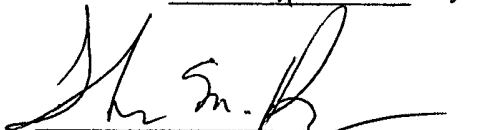
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium; General real estate taxes not yet due or payable

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Number(s): 03-04-204-076-1027
Address(es) of Real Estate: 640 Gray Ct., Wheeling, IL 60090

Dated this 11 day of May, 2007

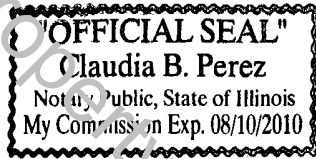

Thomas M. Rogers

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas M. Rogers, married to, Michelle Rogers, 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, sealed 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 11th day of MAY, 20 07

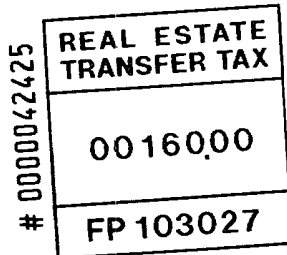
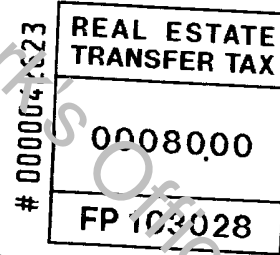
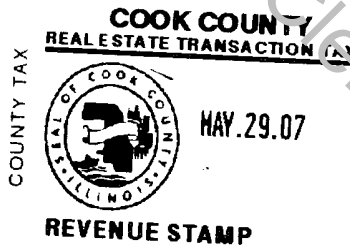


Claudia B. Perez (Notary Public)

Prepared by:
Marc Spivak
19 S. LaSalle Street, Suite 1202
Chicago, IL 60603

Mail to:
Robert Panszczyk
640 Gray Ct.
Wheeling, IL 60090

Name and Address of Taxpayer:
Robert Panszczyk
640 Gray Ct.
Wheeling, IL 60090



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Exhibit "A" – Legal Description

PARCEL 1: UNIT '89-C' AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 83 TO 92, BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 1, 1971 AS DOCUMENT NO. 21660896 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22557151 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 RECORDED NOVEMBER 3, 1972 AS DOCUMENT NUMBER 22109221, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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5/23/2007 10:31 AM FROM: Fax Village of Wheeling TO: #1 (312) 661-1440 PAGE: 002 OF 002



255 W. Dundee Road
Wheeling, Illinois 60090
(847) 459-2600 • fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 640 GRAY CT has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

Sy: *Carol Tress*

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator