

MARQUIS TITLE

UNOFFICIAL COPY

1/3 TM 245234
0714785



WARRANTY DEED
STATUTORY (ILLINOIS)

Doc#: 0722105151 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2007 12:00 PM Pg: 1 of 3

MAIL TO:

Zurik + Dynia LLC
4345 N. Milwaukee Ave
Chicago, IL 60641

TAXPAYER:

Marek J. Wagner
870 Old Willow Rd., Unit 261
Prospect Heights, IL 60070

533577

THE GRANTOR, MARIA L. MAZUR, married to LECH NIEZGODA, of the Village of Mount Prospect, County of Cook, and State of Illinois, for the consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration, in hand paid, do CONVEY and WARRANT to MAREK J. WAGNER, of 18483 W. Woodland Terrace, Gurnee, IL 60031, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT 261, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN OLD WILLOW FALLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE EAST 506.52 FEET OF THE WEST 1526.52 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF MUTUAL EASEMENTS BY AND BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 15266, TRUST NUMBER 15497 AND TRUST NUMBER 15498 AND BEVERLY SAVINGS AND LOAN ASSOCIATION, DATED MARCH 13, 1963 AND RECORDED MARCH 18, 1963 AS DOCUMENT NUMBER 18745223 FOR INGRESS AND EGRESS AS A PRIVATE DRIVEWAY OVER THE SOUTH 2 RODS OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART LYING EAST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED, AND ALSO EXCEPTING THEREFROM THAT PART IN THE WEST 1526.52 FEET OF SAID NORTHEAST "1", ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED October 10, 1971 AND KNOWN AS TRUST NUMBER R-1540 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25090133.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Subject to terms and provisions, covenants and conditions of the Declarations of Condominium and all amendments and utility easements including any easements established by or implied from Declaration of Condominium.

P. I. N. 03-24-202-025-1149

ADDRESS OF PROPERTY: 870 OLD WILLOW ROAD CONDO 261 PROSPECT HEIGHTS, IL 60070

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17th day of July, 2007.

Maria L. Mazur
MARIA L. MAZUR

THIS IS NOT A HOMESTEAD PROPERTY TO THE SPOUSE OF THE GRANTOR

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MARIA L. MAZUR, is/are 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 17th day of July, 2007



Sharon Fay
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: MARK SCIBLO, 5945 N. Elston Avenue, Chicago, IL 60646



REAL ESTATE TRANSFER TAX
0008850
FP102804

REAL ESTATE TRANSFER TAX
0004425
FP 102810



Property of Cook County Clerk's Office

File Number: TM245234

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 261, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN OLD WILLOW FALLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE EAST 506.52 FEET OF THE WEST 1526.52 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF MUTUAL EASEMENTS BY AND BETWEEN THE EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 15266, TRUST NUMBER 15497 AND TRUST NUMBER 15498 AND BEVERLY SAVINGS AND LOAN ASSOCIATION, DATED MARCH 13, 1963 AND RECORDED MARCH 18, 1963 AS DOCUMENT NUMBER 18745223 FOR INGRESS AND EGRESS AS A PRIVATE DRIVEWAY OVER THE SOUTH 2 RODS OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 53 ACRES OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART LYING EAST OF THE WESTERLY LINE OF RIVER ROAD AS NOW LOCATED, AND ALSO EXCEPTING THEREFROM THAT PART IN THE WEST 1526.52 FEET OF SAID NORTHEAST "i), ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED October 10, 1971 AND KNOWN AS TRUST NUMBER R-1540 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25090133

Permanent Index Number: 03-24-202-025-1149 (Volume number 233)

Commonly known as: 870 Old Willow Road
Condo 261
Prospect Heights IL 60070