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Doc#: 0723405179 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2007 03:20 PM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER # _____

Above space for recorders use only

RECORDING COVER SHEET

DOCUMENT TYPE: _____

Warranty Deed

Metropolitan Title Company
33 N. Dearborn Street
Suite 1904
Chicago, IL 60602
File #: SL 1450909

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3K9

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WARRANTY DEED

This Agreement made this July 20, 2007, between Bartlett C. Petersen, as Trustee under the Opal S. Stevens Revocable Trust, instrument dated May 16, 1991, of 7837 North Regent Court, Fox Point, Wisconsin ("Grantor"), for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), in hand paid, hereby conveys and warrants to Luis Montgomery and Sarah Hunter, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety, the following described Real Property located in Cook County, Illinois:

UNIT 2K AS DELINEATED IN SURVEYS OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER TOGETHER REFERRED TO AS "PARCEL"):

PARCEL 1: LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE, UNDER TRUST NO 39135, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21063600 AND REGISTERED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO 21663600 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2586499, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY, SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEYS); ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO P-40 AS DEFINED AND DELINEATED IN SAID DECLARATION AND SURVEYS) IN COOK COUNTY,

and commonly known as 110 South Dunton, Unit 2K, Arlington Heights, Illinois, property index number 03-32-101-042-1008, hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois;

Subject to: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and any amendments thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or any amendments thereto; (d) party wall rights and agreements, if any; (e)

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limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for the improvements heretofore completed; (i) general real estate taxes for the year 2003 and subsequent years; (j) installments due after the date of closing as assessments pursuant to the Declaration of Condominium.

In Witness Whereof, the Grantor has hereunto set his hand and seal the date and year first written above.

Bartlett C. Petersen, as Trustee, as Aforesaid

State of Illinois)
County of Cook)

The undersigned, a Notary Public in and for said county and state, does hereby certify that Bartlett C. Petersen, as Trustee under the Opal S. Stevens Revocable Trust, instrument dated May 15, 1991, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of rights of homestead.

July 20, 2007

Donald B. Leventhal, Notary Public



STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG. 17.07	00227.50
	DEPARTMENT OF REVENUE	FP 103027

000045816

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG. 17.07	00113.75
	REVENUE STAMP	FP 109028

000045816

This instrument prepared by Donald B. Leventhal, 20 North Clark, #3520, Chicago, IL 60602.

MAIL TO:
Luis S. Montgomery
110 S. Dutton Ave., #2K
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:
Luis S. Montgomery
110 S. Dutton Ave., #2K
Arlington Heights, IL 60005