

UNOFFICIAL COPY



State of Illinois)
)SS
County of Cook)

Doc#: 0735154038 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/17/2007 12:11 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS

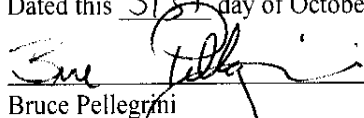
Bruce Pellegrini, married to Lenora Pellegrini, of Elgin, Illinois, and Richard P. Minaglia, married to Donna M. Minaglia,, of Bartlett, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to Matthew Osborne, a single man, of 21559 Pine Lake Court, Kildeer, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

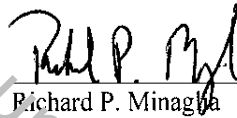
SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by true virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple absolute forever. SUBJECT TO: General Real Estate Taxes not yet due and owing and covenants, conditions and restrictions of record, building lines and easements.

**** THIS IS NOT HOMESTEAD PROPERTY ****

Permanent Real Estate Index Number: 02-24-105-020-1025
Address of Premises: 263 Clubhouse Drive, Unit #126, Palatine, Illinois 60074
Dated this 31st day of October, 2007

 (SEAL)
Bruce Pellegrini

 (SEAL)
Richard P. Minaglia

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 Bruce Pellegrini and Richard P. Minaglia, 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 31st day of October, 2007.

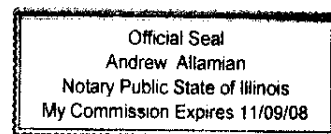
*1082 Burnett Tiche
07-05499*


NOTARY PUBLIC

This instrument was prepared by Andrew M. Allamian, Attorney at Law 1111 Plaza Drive, Suite 450, Schaumburg, Illinois 60173

Mail To:
Michael J. Murphy
1834 Walden Office Square, 5th Fl.
Schaumburg, Illinois 60173

Mail Subsequent Tax Bill to:
Matthew Osborne
263 S. Clubhouse Drive, #126
Palatine, Illinois 60074



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 126 IN WILLOW CREEK NUMBER 6 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 6 AND 7 TO WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT LR 3139599 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

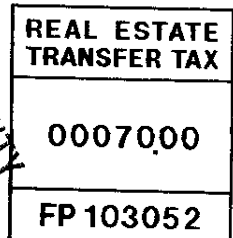
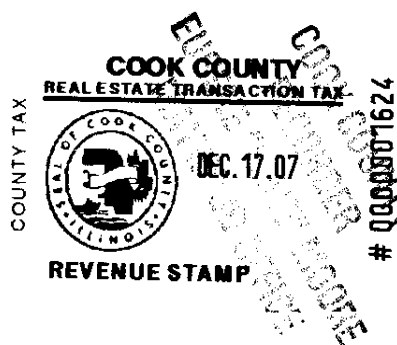
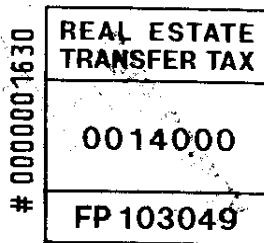
PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 29, 1970 AS DOCUMENT LR 2536651 AND AS CREATED BY DEED FROM CENTEX HOMES MIDWEST, INCORPORATED, A CORPORATION OF NEVADA TO ROGER H. WENDT DATED JANUARY 15, 1980 AND FILED JUNE 4, 1980 AS DOCUMENT LR 3163588 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF RECIPROCAL EASEMENTS FILED JULY 3, 1975 AS DOCUMENT LR 2702406 AND AS CREATED BY DEED FROM CENTEX HOMES MIDWEST, INCORPORATED, A CORPORATION OF NEVADA TO ROGER H. WENDT DATED JANUARY 15, 1980 AS DOCUMENT LR 3163588 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Address: 263 Clubhouse DR 126, Palatine, IL, 60074



LAWYERS TITLI