

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**



Doc#: 0828857042 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/14/2008 01:38 PM Pg: 1 of 3

**GIT** (10/2)

4264858 2/2 JS

THE GRANTOR(S) William Tarsitano, married to, of the Village of North Barrington, County of Lake, 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 Paul Thoma and Diane Thoma, of 1204 Montego Court, Elk Grove Village, IL 60007 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:

\* husband and wife, *not as tenants in common, not as joint tenants but as tenants by the entirety*  
*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY

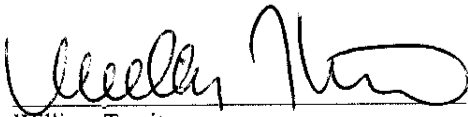
SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year " " and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) " ", Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

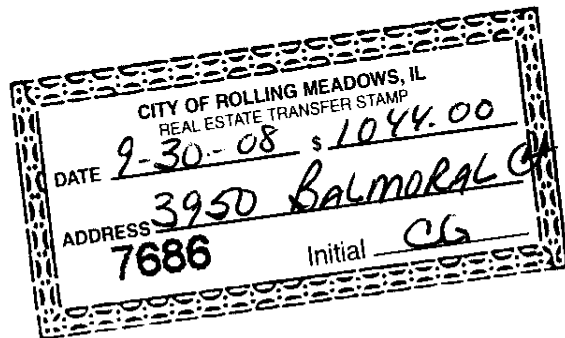
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 02-35-200-110-0000

Address(es) of Real Estate: 3950 Balmoral Court, Rolling Meadows, IL 60008

Dated this 30<sup>th</sup> day of September, 20 08

  
William Tarsitano



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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Tarsitano, married to, personally known to me to be the same person(s) whose name(s) 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 30 day of September, 2008.

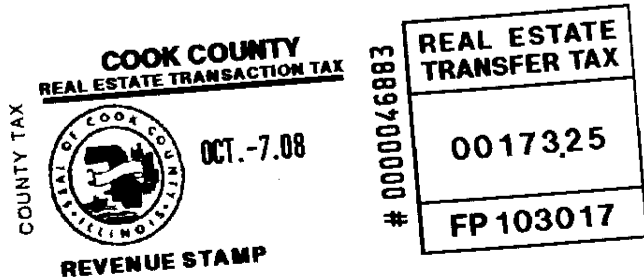
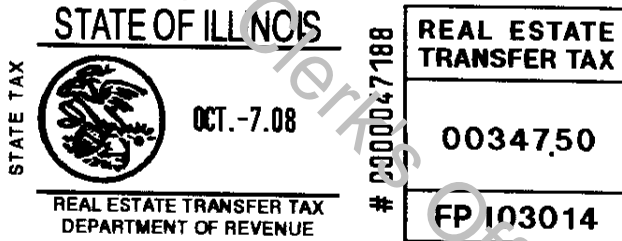


Jana (Notary Public)

**Prepared by:**  
Matthew J. Rosenberg  
Attorney at Law  
PO Box 623  
Palatine, IL 60078

**Mail to:**  
KATHLEEN WIDUCH  
208 Wisner  
Park Ridge Il 60068

**Name and Address of Taxpayer:**  
Mr + Mrs Paul Thoma  
3950 Balmoral Court  
Rolling Meadows, IL 60008



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ORDER NO.: 1301 - 004264858  
 ESCROW NO.: 1301 - 004264858

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**STREET ADDRESS:** 3950 BALMORAL COURT  
**CITY:** ROLLING MEADOWS **ZIP CODE:**  
**TAX NUMBER:** 02-35-200-110-0000

**COUNTY:** COOK

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 29TH DAY OF JULY, 1998 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 98706506, AS AMENDED, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

**LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF LOT 2 OF MAVERICK SUBDIVISION, UNIT NUMBER 6, A PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF LOT 2 IN LOUCHIOS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ROLLING MEADOWS ACCORDING TO THE PLAT OF SAID MAVERICK SUBDIVISION UNIT NO. 6 RECORDED AS DOCUMENT NO. 98624641, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 84 DEGREES, 33 MINUTES, 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 22.63 FEET; THENCE SOUTH 05 DEGREES, 26 MINUTES, 47 SECONDS EAST, A DISTANCE OF 202.49 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 84 DEGREES, 28 MINUTES, 37 SECONDS EAST, A DISTANCE OF 82.52 FEET; THENCE SOUTH 05 DEGREES, 26 MINUTES, 47 SECONDS EAST, A DISTANCE OF 35.02 FEET; THENCE SOUTH 84 DEGREES 33 SECONDS 13 SECONDS WEST, A DISTANCE OF 82.52 FEET; THENCE NORTH 05 DEGREES, 26 MINUTES 47 SECONDS WEST, A DISTANCE OF 34.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 98706506, AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.