



Doc#: 0918704106 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/06/2009 10:30 AM Pg: 1 of 3

WARRANTY DEED
(Individual to Individual)

THE GRANTOR, JOSEPH F. TELINSKI, a/k/a JOSEPH TELINSKI, of 74 West Benton Street, Oswego, Illinois 60543, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, CONVEYS AND WARRANTS to CLAUDIA PLUTA, a single person, of 7850 West Belmont, Chicago, Illinois 60634, the following-described real estate situated in the Village of Roselle, Township of Schaumburg, County of Cook, and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes accrued but not yet payable at the time of closing; special assessments confirmed after the date of the contract; building setback lines; use and occupancy restrictions; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; provisions, conditions, covenants, restrictions, options, assessments, and easements, as created by the Declaration of Condominium recorded as document R24969065 and any amendments thereto; and provisions, conditions and limitations as created by the Illinois Condominium Property Act;

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

Grantors represents that said property is non-homestead property.

Permanent Real Estate Index Numbers: 07-35-402-009-1015

Address of Real Estate: 870 Yosemite Trail, Unit C, Roselle, IL 60172-1245

DATED this 25th day of June, 2009.

Joseph F. Telinski
Joseph F. Telinski, a/k/a Joseph Telinski

BOX 333-CT

1/9/09
DF5229419/49031024

3/8

UNOFFICIAL COPY

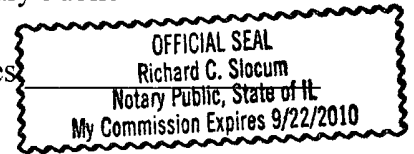
State of Illinois)
) SS.
 County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph F. Telinski, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25th day of June, 2009.

Richard C. Slocum
 Notary Public

Commission expires



STATE OF ILLINOIS



JUL.-2.09

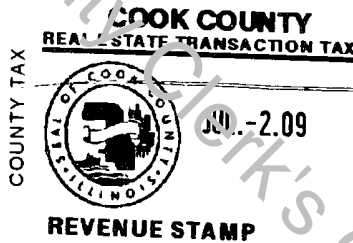
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000055231

REAL ESTATE TRANSFER TAX
00175.00
FP 103032

Prepared by:

Richard C. Slocum
 Attorney at Law
 Dreyer, Foote, Streit, Furgason & Slocum, P.A.
 1999 West Downer Place
 Aurora, IL 60506



0000055323

REAL ESTATE TRANSFER TAX
00087.50
FP 103034

Tax bills to:

Claudia Pluta
 870 Yosemite Trail, Unit C
 Roselle, IL 60172-1245

After recording mail to:

Claudia Pluta
 870 Yosemite Trail, Unit C
 Roselle, IL 60172-1245

BRUCE TINKOFF
 413 E. MAIN ST
 BARRINGTON, IL.
 60010

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NUMBER 2-7, IN THE TRAILS VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24969065; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. ALSO, THE EXCLUSIVE RIGHT TO THE USE OF GARAGE AREA NUMBER "G" 2-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 24969065, IN COOK COUNTY, ILLINOIS.

Commonly known as 870 Yosemite Trail, Unit C, Roselle, IL 60172
P.I.N. 07-35-402-009-1015

Property of Cook County Clerk's Office