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This Instrument was Prepared by:
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180 N. LaSalle Street, Suite 3300
Chicago, Illinois 60601



Doc#: 1229850059 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2012 02:58 PM Pg: 1 of 4

Property Address:
319 David Court, Unit A
Bartlett, Illinois 60103

Permanent Index Number:
06-35-304-042-1037

After Recording Return to:
Richard G. Ross, Esq.
851 Providence Drive
Algonquin, Illinois 60102

CT 1228007

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

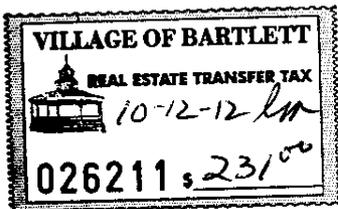
THE GRANTOR, **CHUCK MOLNAR**, married, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **KAREN S. BROWN**, of Bloomingdale, Illinois, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.

DATED this 18th day of October, 2012.



Chuck Molnar (SEAL)
CHUCK MOLNAR

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STATE of ILLINOIS)
) SS
COUNTY of C O O K)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, **DO HEREBY CERTIFY** that **CHUCK MOLNAR, married**, 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 18th day of October, 2012.

Crystal L Kontny

NOTARY PUBLIC



Mail Subsequent Tax Bills to:
Karen S. Brown
319 David Court, Unit A
Bartlett, Illinois 60103

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EXHIBIT "A"

Legal Description

UNIT A IN BUILDING NUMBER 19, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

BLOCK 2 IN BARTLETT GREEN 1, UNIT NO. 2, BEING A RESUBDIVISION OF BLOCKS 3, 33, 12, 13, 14 AND 15 IN H.O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT AS RECORDED JULY 23, 1929 AS DOCUMENT NUMBER 10435526 AND ALL IN THE SOUTHWEST QUARTER OF THE SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION AND RECORDED IN THE OFFICE OF COOK COUNTY, RECORDER OF DEEDS ON JULY 07, 1972 AS DOCUMENT NUMBER 21967706 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.