

UNOFFICIAL COPY



Warranty Deed

Doc#: 1300942089 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2013 01:09 PM Pg: 1 of 2

ILLINOIS

ST 5132341 / 201267185
Call 1/9/13

Above Space for Recorder's Use Only

THE GRANTOR(s) Millbrook Pointe Development, LLC, of the Village of Northbrook, County of Cook, State of Illinois, 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 Tommy Danielsen, a single person and Melinda Ferrell, a single person, as joint tenants with rights of survivorship, 965 Woods Drive, Unit 1605, Skokie, Illinois 60076, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not due and payable at the time of closing; the Declaration, including all amendments and exhibits thereto; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; homeowner's declaration, if any, covenants, conditions and restrictions of record (none which provide for reverter nor prohibit the present use of the property).

Permanent Real Estate Index Number(s): 03-02-200-111-0000
Address(es) of Real Estate: 18 Legacy Lane, Wheeling, Illinois 60090

The date of this deed of conveyance is December 14, 2012

Millbrook Pointe Development, LLC

Marina Levitas
Member

(SEAL) Member

By:

(SEAL)

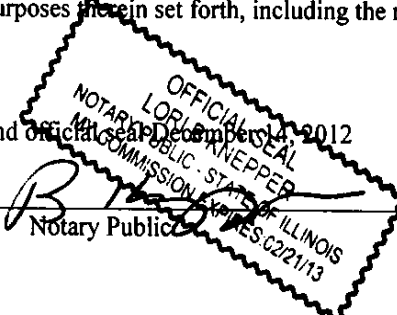
(SEAL)

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 Marina Levitas, Member of Millbrook Pointe Development, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal December 14, 2012

Lori Knepper
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 18 Legacy Lane, Wheeling, Illinois 60090

PARCEL 1: THAT PART OF NON-EASEMENT AREA 6 (N.E.A. 6) OF LOT 1 IN MILLBROOK POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2009 AS DOCUMENT 0900903039, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF N.E.A. 6; THENCE SOUTH 87 DEGREES 08 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID N.E.A. 6, 38.50 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE OF N.E.A. 6 AND THE CENTERLINE EXTENDED OF A PARTY WALL, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF N.E.A. 6, SOUTH 87 DEGREES 08 MINUTES 32 SECONDS EAST 18.86 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE OF N.E.A. 6, 8.46 FEET, MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE OF N.E.A. 6 AND THE CENTERLINE EXTENDED OF A PARTY WALL, THENCE SOUTH 02 DEGREES 25 MINUTES 02 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 55.91 FEET; MORE OR LESS; TO THE SOUTH LINE OF SAID N.E.A. 6; THENCE NORTH 87 DEGREES 08 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE OF N.E.A. 6, 27.48 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE OF N.E.A. 6 AND THE CENTERLINE EXTENDED OF A PARTY WALL; THENCE NORTH 02 DEGREES 51 MINUTES 28 SECOND EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 26.83 FEET, MORE OR LESS; THENCE NORTH 87 DEGREES 08 MINUTES 32 SECONDS WEST, ALONG SAID CENTERLINE OF A PARTY WALL, 4.00 FEET; MORE OR LESS; THENCE NORTH 02 DEGREES 51 MINUTES 28 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 28.17 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A PARTY WALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED JULY 8, 2009 AS DOCUMENT 0918931107 AND AMENDMENT RECORDED AS DOCUMENT -, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		01/02/2013
	COOK	\$154.00
	ILLINOIS:	\$308.00
	TOTAL:	\$462.00

03-02-200-111-0000 | 20121201602461 | NSRVFL

This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #415 Northbrook, Illinois 60062	Send subsequent tax bills to: Tommy Danielsen 18 Legacy Lane Wheeling, Illinois 60090	AIR COMFORT CORPORATION Recorder-mail recorded document to: JSSO BRAGA DRIVE BROADVIEW IL 60155 ATTN: MELINDA FERRELL
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