

UNOFFICIAL COPY



Doc#: 1323841009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2013 09:35 AM Pg: 1 of 2

SPS
RETURN TO:
SPECIALTY TITLE SERVICE, INC.
1375 REMINGTON RD., SUITE K
SCHAUMBURG, IL 60173
Phone: 847-394-6734
Fax: 847-884-7418

2130733 121

WARRANTY DEED

The Grantor(s), Joseph T. Mangini, a married man, in the County of ~~Will~~^{Cook}, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s):

Freebirds, LLC
310 Sutherland Lane
Bloomington, IL 60108

in the County of Cook, in the State of Illinois, the following described real estate:

UNIT 291 AS DELINEATED ON PLAT OF SURVEY OF THE NORTH 159.00 FEET (EXCEPT THE WEST 227.44 FEET THEREOF) AND THE SOUTH 194.00 FEET OF THE NORTH 353.00 FEET (EXCEPTING THE WEST 262.44 FEET OF THE SOUTH 194.00 FEET) ALL BEGINNING AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF LOT 2 IN WEATHERSFIELD COMMONS PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1972 AS DOCUMENT NO. 21129674 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP MADE BY CAMPINELLI, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21854990 AND AS AMENDED TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY, IN COOK COUNTY, ILLINOIS.

MGR

Permanent Index No: 07-20-400-017-1113
Known as: 35 Tonset Court, Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
22582 \$ 86.00

SUBJECT TO: (a) General real estate taxes for the year 2013 and subsequent years; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and

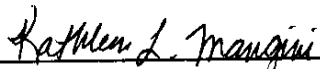
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ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31ST day of July, 2013.



Joseph T. Mangini

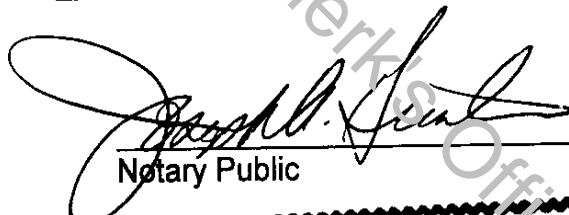


Kathleen L. Mangini, waiving homestead only

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

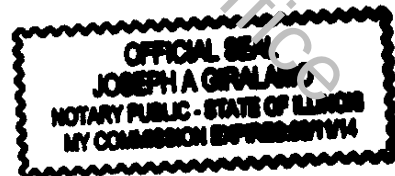
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph T. Mangini and Kathleen L. Mangini, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 notary seal, this 31ST day of July, 2013.





Notary Public

Prepared By: Joseph A. Giralamo
Law Offices of Joseph A. Giralamo, P.C.
340 W. Butterfield Road, #2D
Elmhurst, IL 60126



Mail To: Laurence M. Cohen, Esq.
1033 W. Golf Road
Hoffman Estates, IL 60169

Tax Bill To: Freebirds, LLC
310 Sutherland Lane
Bloomingdale, IL 60108

REAL ESTATE TRANSFER		08/07/2013
	COOK	\$43.00
	ILLINOIS:	\$86.00
	TOTAL:	\$129.00