## UNOFFICIAL COPY

Doc#: 1425904011 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/16/2014 08:37 AM Pg: 1 of 2

## THIS INSTRUMENT PREPARED BY:

Janet Mason (nee Hill) Attorney At Law 302 El Paso Lane Carol Stream, Illinois 60188

My commission expires:

## **WARRANTY DEED**

THE GLANTORS, Andrew T. Trocchio, married to Jamie Trocchio, for and in consideration of Ten (\$10.00) Dollars, in hand paid, and pursuant to authority given, CONVEYS AND WARRANGS unto Petra Klabaznova, the real estate commonly known as 706 Cross Creek Druck, Unit B. Roselle, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever.

hereinafter legally described, TO HAVE AND TO HOLD said premises forever.				
IN WITNESS WEEREOF, said Grantor has caused its name to be signed to these presents this 13 day of, 2014.				
ADDRESS: 706 CROSS CREEK DRIVE, UNIT B, ROSELLE, ILLINOIS 60172				
PTIN: 07-35-400-049-1054				
DATED this 13 day of August 2014				
2 sirie mocchie				
ANDREW T. TROCCHIO  JAMIE TROCCHIO				
STATE OF ILLINOIS ) SS FIRST AMERICAN TITLE (CONTROL OF CONTROL OF				
COUNTY OF COOK ) ORDER # $\frac{253}{64}$				
I, the undersigned, a Notary Public in and for said County and State, DO PEREBY CERTIFY that Andrew T. Trocchio and Jamie Trocchio, whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.				
GIVEN under my hand and notarial seal this day of August, 2014				
Bushar and				

Notary Public

OFFICIAL SEAL
BARBARA TUTTLE
NOTARY PUBLIC - STATE OF ILLINOIS

S P S N S C M

1425904011D Page: 2 of 2

## **UNOFFICIAL COPY**

MAIL TO:

Dynia & Valente LLC 1550 D. Cleve land the 2-9 FI Chicago IL 60610 **SEND TAX BILL TO:** 

Petra Klabaznova
706. Gross Crook Drive 912 Ridge Square 21
Unit/B

Brossile, Illinote 80172.

LEGAL DESCRIPTION

UNIT 10-B, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT NUMBER 24895738 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 609.22 FEET NORTH, AS MEASURED ALONG THE WEST LINE THEREOF, AND 18.40 FEET EAST, AS MEASURED AT RIGIT ANGLES TO SAID WEST LINE, OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 83.58 FEET; THENCE SOUTH 13 DEGREES 00 MINUTES 00 SECONDS EAST, 7.0 FEET; THENCE NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 73.58 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 03 SECONDS EAST, 72.50 FEET: THENCE SOUTH 37 DEGREES 00 MINUTES 00 SECONDS WEST, 78.58 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 00 SECONDS WEST, 7.0 FEFT; THENCE SOUTH 37 DEGREES 00 MINUTES 00 SECONDS WEST, 78.58 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 00 SECONDS WEST, 72.50 FEET, TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CROSS CREEK CONDOMINIUM BUILDING NUMBER, 10 MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT CATED OCTOBER 2, 1980 AND KNOWN AS TRUST NUMBER 12058 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 25772930 AND AMENDMENT THERETO RECORDED AS DOCUMENT 25795776, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

REAL ESTATE TRANSFER TAX			10 Aug 2044
	( <del>P</del> )	COUNTY: ILLINOIS:	19-Aug-2014 73.00 146.00
07-35-400-0	)-049-1054	TOTAL: 20140801620840	040.00