



Doc#: 1435801019 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2014 10:05 AM Pg: 1 of 2

Prepared By:

Bruce N. Tinkoff
TINKOFF, POPKO and ASSOCIATES
413 East Main Street
Barrington, IL 60010

Return To & Mail Tax Bills To:

James Kuperman
263 S. Clubhouse Drive, Unit 117
Palatine, Illinois 60074

WARRANTY DEED

Statutory (Illinois) (General)

THE GRANTOR (Name and Address) WILLA J. OSBERG, widow of 611 Blair Court,
of the Village of Southlake County of TARRANT, State of Texas for and in
consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable
consideration in hand paid, CONVEYS and WARRANTS to:

JAMES KUPERMAN,
of 167 Cambridge Road, Des Plaines, Illinois 60016

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois,
to wit:

PARCEL 1: UNIT NUMBER 117 IN WILLOW CREEK NUMBER 6 CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT
PART OF LOTS 6 AND 7 OF WILLOW CREEK APARTMENT ADDITION BEING A
RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF
SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION
OF CONDOMINIUM REGISTERED AS DOCUMENT LR 3139599 TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1
AS SET FORTH IN THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED
DECEMBER 28, 1970 AS DOCUMENT LR 2536651 AND AS CREATED BY DEED FROM
CENTEX HOMES MIDWEST, INC., A CORPORATION OF NEVADA, TO ORLAND
DAVID WEBSTER AND MARCIA D. WEBSTER DATED JANUARY 10, 1980 AND FILED
MARCH 27, 1980 AS DOCUMENT LR 3192956 FOR INGRESS AND EGRESS, IN COOK
COUNTY, ILLINOIS.

1 of 2 STS 155262 SNA

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BOX 333-CTI

UNOFFICIAL COPY

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF RECIPROCAL EASEMENTS FILED JULY 3, 1975 AS DOCUMENT LR 2702046 AND AS CREATED BY DEED FROM CENTEX HOMES MIDWEST, INC., A CORPORATION OF NEVADA, TO ORLAND DAVID WEBSTER AND MARCIA D. WEBSTER DATED JANUARY 10, 1980 AND FILED MARCH 27, 1980 AS DOCUMENT LR 3192956 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number (PIN): 02-24-105-020-1016

Address(es) of Real Estate: 263 S.Clubhouse Drive #117, Palatine, Illinois 60074

DATED this 20 day of November, 2014.

x Willa J. Osberg (seal)
Willa J. Osberg

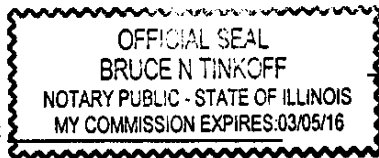
REAL ESTATE TRANSFER TAX		18-Dec-2014
COUNTY:		38.00
ILLINOIS:		76.00
TOTAL:		114.00

02-24-105-020-1016 | 20141201649601 | 0-531-458-688

STATE OF ILLINOIS) ss
COUNTY OF COOK)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Willa J. Osberg, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20 day of Nov., 2014.



Commission Expires:

Bruce N. Tinkoff
Notary Public

SUBJECT TO: General real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.