



1502642037D

Warranty Deed

ILLINOIS

Doc#: 1502642037 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 09:57 AM Pg: 1 of 3

CT

CT/PNW 214001 AH
Du-1.f3

Use Only

THE GRANTOR(s), VICTORIA L. BALTRUS, divorced and not since remarried, in the Village of North Barrington, 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 THOMAS WOZNICKI and DIANE WOZNICKI, husband and wife as tenants by the entirety, 44 North Vail Avenue, Unit 610, Arlington Heights, Illinois 60005, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: First installment General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-29-340-032-069

Address(es) of Real Estate: 44 North Vail Avenue, Unit 610 and Parking Spaces P56 and P57, Arlington Heights, Illinois 60005

REAL ESTATE TRANSFER TAX 16-Jan-2015



COUNTY: 270.00
ILLINOIS: 540.00
TOTAL: 810.00

03-29-340-032-1069 | 20150101656931 | 0-717-743-744

The date of this deed of conveyance is January 16, 2015

Victoria L. Baltrus

(SEAL) VICTORIA L. BALTRUS

(SEAL)

(SEAL)

(SEAL)

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 VICTORIA L. BALTRUS, divorce and not since remarried, 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, including the release and waiver of the right of homestead.

BOX 333-CT

Y
3
N
Y
A

UNOFFICIAL COPY

(Impress Seal Here)

(My Commission Expires)



Given under my hand and official seal January 16, 2015.

Jill M. Ruszczak

 Notary Public

LEGAL DESCRIPTION

For the premises commonly known as 44 North Vail Avenue, Unit 610, Arlington Heights, Illinois 60005

PARCEL 1:

UNIT # 610 IN THE VAIL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00625338, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-56 AND P-57, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00625338.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NUMBER 00577251.

UNOFFICIAL COPY

This instrument was prepared by: Lee F. DeWald DeWald Law Group PC 1237 S. Arlington Heights Rd. Arlington Heights, Illinois 60005	Send subsequent tax bills to: Thomas Woznicki 44 North Vail Avenue, Unit 610 Arlington Heights, Illinois 60005	Recorder-mail recorded document to: Robert Renfro Huck Bouma PC 1755 South Naperville Road, Suite 200 Wheaton, Illinois 60189
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