

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1729317059 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2017 01:25 PM Pg: 1 of 4

Dec ID 20170901624190  
ST/CO Stamp 2-125-144-000 ST Tax \$220.00 CO Tax \$110.00

FIDELITY NATIONAL TITLE

5C12023573

*Above Space for Recorder's Use Only*

THE GRANTORS, HANS LINZ of the Village of Glenview, County of Cook, State of Illinois, AND HILDA HERLOCKER, of the Village of Lake Villa, County of Lake, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to Grantees, Paul James and Charlotte James, of 574 E. Thornhill Lane, Village of Palatine, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: SEE ATTACHED LEGAL DESCRIPTION

*\* AS TENANTS BY THE ENTIRETY*

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

SUBJECT TO: General taxes for 2016 and subsequent years; covenants, conditions and restrictions of record, easements and rights-of-way, if any.

Permanent Real Estate Index Number: 03-08-214-030-1017

Address of Real Estate: 3451 N. Carriageway Drive, Unit 307, Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX



19-Oct-2017  
COUNTY: 110.00  
ILLINOIS: 220.00  
TOTAL: 330.00

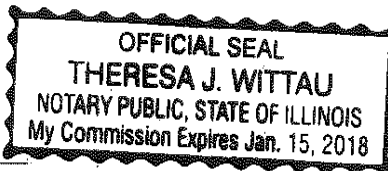
03-08-214-030-1017

20170901624190 | 2-125-144-000

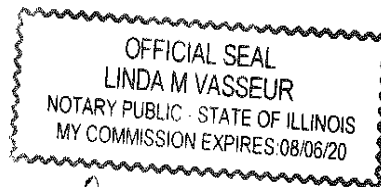
# UNOFFICIAL COPY

The date of this deed of conveyance is October 10, 2017.

(SEAL) *Hans Linz*  
HANS LINZ



(SEAL) *Hilda Herlocker*  
HILDA HERLOCKER



State of Illinois )  
) ss  
County of DuPage )

*Linda M. Vasseur*  
10/9/17

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HANS LINZ AND HILDA HERLOCKER 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 official seal this 10 day of Oct, 2017.  
(Impress Seal Here)

*Theresa J. Wittau*  
Notary Public

(My Commission Expires: Jan 15, 2018)

**This instrument was prepared by:**

Adam Diamond  
Diamond & LeSueur, P.C.  
3431 W. Elm St.  
McHenry, IL 60050

**Send subsequent tax bills to:**

Paul and Charlotte James  
3451 N. Carriageway Drive  
Unit 307  
Arlington Heights, IL 60004

**Record & mail recorded document to:**

Aleks Pipovic — *Pipovic Law Group*  
8501 W. Higgins Rd., #603  
Chicago, IL 60631

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 3451 N. Carriageway Drive, Unit 307, Arlington Heights, IL 60004

### Legal Description:

#### PARCEL 1:

UNIT 307 IN THE PARK WELLINGTON AT GEIMER'S GROVE-BUILDING II CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 26.60 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 19.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 226.36

FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 103.19 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 13 SECONDS EAST, 226.36 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 103.19 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. AND THAT PART OF LOT 1 GEIMER SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE

NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 191.15 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 26.00 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 46.03 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 26.00 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST, 46.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0336431041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNER'S ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083482, AS MAY BE AMENDED FROM TIME TO TIME.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-37 AND STORAGE SPACE S-37 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0336431041 AS MAY BE AMENDED FROM TIME TO TIME.

***This instrument was prepared by:***

Adam Diamond  
Diamond & LeSueur, P.C.  
3431 W. Elm St.  
McHenry, IL 60050

***Send subsequent tax bills to:***

Paul and Charlotte James  
3451 N. Carriageway Drive  
Unit 307  
Arlington Heights, IL 60004

***Recorder-mail recorded document to:***

Aleks Pipovic  
8501 W. Higgins Rd., #603  
Chicago, IL 60631