

GEORGE E. COLE
LEGAL FORMS

NO. 808
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTORS MICHAEL J. GUARDINO and
LINDA M. GUARDINO, his wife

of the City of Barrington County of Lake
State of Illinois for and in consideration of

Ter and no/100 DOLLARS (\$10.00) DOLLARS,
_____ in hand paid,

CONVEY and WARRANT to
DENNIS J. KING, a bachelor
303 Enterprise Drive, #306
Mt. Prospect, IL 60056

(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 No. I-C-2 as delineated on the survey of part
of the following described parcel of real estate: the West 334.79 feet of the
South West 1/4 of the North East 1/4 of Section 12, Township 42 North, Range 10
East of the Third Principal Meridian, lying North of the center line of Rand Road,
all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declara-
tion of Condominium Ownership and of Easements, Covenants and Restrictions for
Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois Bank-
ing Corporation, as Trustee Under Trust No. 72-10916, recorded in the office of
the Recorder of Deeds of Cook County, Illinois, as Document No. 22368743; together
with a percentage of the common elements appurtenant to said unit as set forth in
said declaration, as amended from time to time, which percentage shall automatic-
ally change in accordance with amended declarations as the same are filed of re-
cord pursuant to said declaration, and together with additional common elements
as such amended declarations are filed of record, in percentages set forth in such
amended declarations, which percentages shall automatically be deemed to be con-
veyed effective on the recording of each such amended declaration as though con-
veyed thereby. -----also-----

PARCEL 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth
in the declaration of easements made by Midwest Bank and Trust Company, as Trustee
under Trust Agreement dated October 2, 1972 and known as Trust No. 72-10-916 and
recorded December 20, 1972 in the Office of the Recorder of Deeds of Cook County,
(legal description continued on Exhibit "A" attached hereto)

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

DATED this 28th day of February 1985
Michael J. Guardino (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Linda M. Guardino (SEAL)

15 MAR 85 2:55

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
Michael J. Guardino and Linda M. Guardino, his wife

IMPRESS SEAL HERE
personally known to me to be the same person s whose names are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged 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 28th day of February 1985

Commission expires 7-28 1985 *Lisa Orlando*
NOTARY PUBLIC

This instrument was prepared by Burton Grant, GRANT & GRANT, 69 W. Washington,
(NAME AND ADDRESS) Chicago, IL 60602

ADDRESS OF PROPERTY:

1303 Baldwin Court, #2C
Palatine, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

1303 Baldwin Court, #2C

Palatine, IL

OR

RECORDER'S OFFICE BOX NO. _____

(Address)

27476449

27476449

COOK COUNTY RECORDER OF DEEDS
27476449
15 MAR 85 2:55

MAIL TO: Grant & Grant
(Name)
69 W. Washington
(Address)
Chgo, IL 60602
(City, State and Zip)

11 CO MAIL

UNOFFICIAL COPY

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Warrant
INDIVIDUAL TO

EXHIBIT "A"

Illinois, as Document No. 22165198, all in Cook County, Illinois.

Subject to: General Real Estate taxes for 1984 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and Condominium By-Laws, hereinafter referred to as "Condominium Documents", and all amendments of the Condominium Documents thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium, or Amendments thereto; roads and highways, party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act.

PERMANENT INDEX NO: 02-12-200-019-1006

27476449

END OF RECORDED DOCUMENT