

UNOFFICIAL COPY

85 246 613

85246613

1985 OCT 22 PM 1:38

CAUTION: Consult a lawyer before using or acting under this form. Neither the purchaser nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, ELIZABETH A. DUBAN, E/W/a
ELIZABETH A. MARTIN, and THOMAS J. DUBAN,
her husband,

of the Village of Palatine County of Cook
State of Illinois for and in consideration of
Ten & no/100 (\$20.00)

& other good and valuable considerations in hand paid,
CONVEY and WARRANT to

THOMAS B. HART, a bachelor,
of 3200 Bayside, Palatine, Illinois,

(NAME AND ADDRESS OF GRANTEE)

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

(See Legal Description attached hereto as Exhibit "A"
and made a part hereof by reference)

EX-03-01-400-017-1249 RP

1100

Subject to: Covenants, conditions and restrictions of record, terms, provisions,
covenants and conditions of the Declaration of Condominium and all amendments, if
any, thereto; private, public and utility easements including any assessments
established by or implied from the Declaration of Condominium or amendments there-
to, if any, and roads and highways, if any; encroachments, if any; party wall
rights and agreements, if any; limitations and conditions imposed by the Condo-
minium Property Act; special taxes or assessments for improvements not yet com-
pleted; any unconfirmed special tax or assessment, installments not due at the
date hereof or any special tax or assessment for improvements heretofore completed;
general taxes for the year 1985 and subsequent years including taxes which may
accrue by reason of new or additional improvements during the year 1985 and in-
stallments due after the date of closing of assessments established pursuant to
the Declaration of Condominium,

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

DATED this 17 day of October 1985.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Elizabeth A. Duban (SEAL) *Thomas J. Duban* (SEAL)
Elizabeth A. Duban Thomas J. Duban

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
ELIZABETH A. DUBAN E/W/a ELIZABETH A. MARTIN, and
THOMAS J. DUBAN, her husband,

IMPRESS
SEAL
HERE

personally known to me to be the same person as whose name is 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 17 day of October 1985

Commission expires Feb. 1 1986

This instrument was prepared by James E. Marshall, 1701 Golf Road, Rolling Meadows,
Illinois 60009

MAIL TO

Jan Floria
105 S. Louelle
Schaumburg, Ill.

ADDRESS OF GRANTEE
1232 Inla Royal Circle
Palatine, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THE DEED.
MINIMUM QUARTER TAX \$11.50

OR RECORDER'S OFFICE BOX NO. 15

2055889
Page 142

ATTN: "BIBNET" OR REVENUE STAMPS HERE

85 246 613

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

519 972 58
85 246 613

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSFER TAX
REVENUE
STATE CLERK
NO. 11430
35.25

024456

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
0012285
35.25

155303

COOK
COUNTY, ILL.

UNOFFICIAL COPY

8 5 2 4 0 3 1 1

LEGAL DESCRIPTION

PARCEL I:

UNIT NO. 1-4 IN THE GROVE OF BIDDEN CREEK CONDOMINIUM 1, AS DECLARED ON SURVEY OF PART OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS 'PARCEL'), WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NUMBER 44398 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22,827,823, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNOCCUPIED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL II:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AUGUST 26, 1974 AS DOCUMENT NUMBER 22,827,812 AND CREATED BY DEED FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NUMBER 44398 RECORDED SEPTEMBER 9, 1977 AS DOCUMENT NUMBER 24,098,986 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

85 246 613

UNOFFICIAL COPY

Property of Cook County Clerk's Office