

UNOFFICIAL COPY

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WARRANTY DEED

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The GRANTORS, Roy Manning and Susan C. Manning, his wife, of Palatine, IL, County of Cook, for and in consideration of TEN and no/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Michael J. LaGrippe, a single person, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit No. 2-55 in the Groves of Hidden Creek Condominium I, as delineated on a survey of the part of the southeast quarter of section 1, township 42 north, range 10, east of the third principal meridian in Cook County, Illinois, which survey is attached as Exhibit 'E' to the Declaration of Condominium Ownership and of easements, restrictions and covenants and by-laws for the Groves of Hidden Creek Condominium I (Declaration) made by La Salle National Park, as trustee under trust number 44398, recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document # 22827823; together with its undivided percentage interest in the common elements as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with declarations as same are filed of record pursuant to the Declaration, and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each amended declaration as though conveyed hereby.

Rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and in the Declaration of Easements, Restrictions and covenants for the Groves of Hidden Creek Community Association, ("Homeowner's Declaration") recording in the office of the Recorder of Deeds of Cook County, Illinois as Document # 22827822; as amended from time to time, and the rights and easements set forth in the Declaration and the Homeowner's Declaration for the benefit of the remaining property described therein. An easement for access, ingress and egress over an area marked or identified as "66 foot easement for ingress, egress, public utilities, including sewer, water and gas" on Exhibit E to the Declaration.

Permanent index number: 02-01-400-017-1196 (W-1)
Commonly known as : 1285 Donegal Way, Palatine

Subject to: General taxes for 1986-87 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements, mortgage or trust deed as described herein,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises.

Dated this 7th day of APRIL 1987.

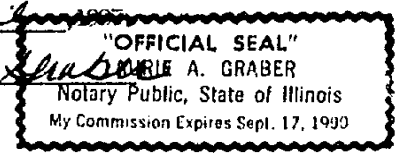
Roy Manning SFAL Susan C. Manning REAL
Roy Manning Susan C. Manning

State of Illinois, County of Cook,

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that the sellers named above are 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 7th day of April 1987.

Commission expires 9/17/90. Laurie A. Graber
Notary public



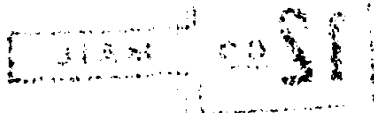
Full name and address of grantee:
Michael J. LaGrippe, 107 So. Varrington Des Plaines, IL 60016

This instrument prepared by Randy Heidenfelder, 480 Surrey Rd, Lake Zurich IL, 60047

Permanent index number: 02-01-400-017-1196
Return Deed to:
John Zimmerman, Attorney At Law
1190 S. Elmhurst
Mt. Prospect, IL 60056

Send subsequent tax bills to
Michael J. LaGrippe
1285 Donegal Way, Palatine, Illinois 60074

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 REAL ESTATE TRANSFER TAX
 APR 07 2017
 36.75

Property of Cook County Clerk's Office

COOK COUNTY
 111138
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 APR 07 2017
 DEPT. OF REVENUE
 36.75

DEPT-01 RECORDING \$12.25
 T#4444 TRIM 0859 01-10-17 11-12-00
 #3588 # D 01-01-17 01-12-17
 COOK COUNTY RECORDING

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