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95446109

WARRANTY DEED

Jc

GRANTOR(S) C. J. Garan and Carol L. Garan, husband and wife of 2608 Pirates Cove Unit 6, Schaumburg, IL 60173, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to the grantee(s) Bert Winkler, a single person of 803 N. Harvard, Arlington Heights, IL 60004, the following described real estate, in the County of Cook in the State of Illinois to wit:

. DEED-01 RECORDING 423.50
 . 199511 TRAN 7415 07/11/95 11:40:00
 . 34517 : RV * - 95 - 446409
 . COOK COUNTY RECORDER

PARCEL 1: UNIT 13-06 IN THE HIDDEN POND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117717 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HIDDEN POND HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 16, 1993 AS DOCUMENT 93117759.

ATTORNEYS' TITLE GUARANTY FUND, INC.

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Permanent Index No: 02-34-102-064-1132
 Known as: 2608 Pirates Cove, Unit #6, Schaumburg, Illinois 60173

SUBJECT TO: (1) General real estate taxes payable during the year of closing and subsequent years. (2) Covenants, conditions and restrictions of record; 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 in SEVERALTY forever.

Dated this 30th day of June, 1995.

C. J. Garan
 C. J. Garan

Carol L. Garan
 Carol L. Garan

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STATE OF ILLINOIS

} SS

COUNTY OF

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that C. J. Garan and Carol L. Garan, husband and wife, 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 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 notary seal this 30th day of June, 1995.


Notary Public

(SEAL)

Prepared By: Chickerno & Fosco, 350 W. Kensington, Suite 120, Mt. Prospect, IL

Tax Bill To: Bert Winkler

2608 Pirates Cove, Unit #6, Schaumburg, Illinois 60173

Return To:

T. MAE
1501 E. (COURT)
QUITE A
ARLINGTON HTS, IL

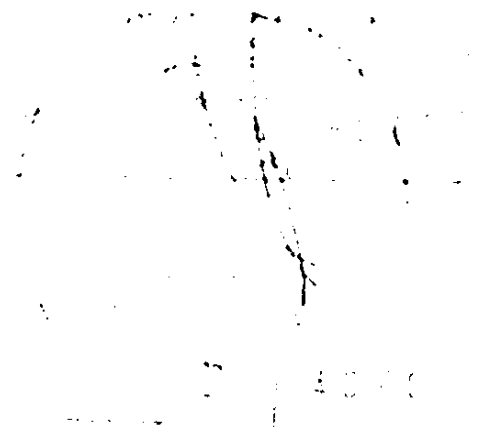
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MAIL TO

36686

VILLAGE OF SCHAMBURG
REAL ESTATE
TRANSFER TAX
DATE 6/24/95
AMT. PAID

95446909



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