

UNOFFICIAL COPY

Warranty Deed

Statutory (ILLINOIS)

(Individual to Individual)

96473730

COOK COUNTY RECORDS
140001 FROM 8720 (60089) 1996
3306 1 INC * - 24 - 6 212, 131
COOK COUNTY RECORDS

Proprietary Cook County Clerk's Office

THE GRANTOR Joseph V. Nisivaco, Jr., a bachelor
1 Villa Verde Drive, Unit 200
of the Village of Buffalo Grove County of Cook State of Illinois
for and in consideration of Ten (\$10,00) and No/100----- DOLLARS,
and other good and valuable consideration----- in hand paid,

CONVEY S and WARRANT S to Michael Hoffman
531 Springside Lane, Buffalo Grove, Illinois 60089 (NAMES AND ADDRESS OF GRANTEE)
the following described Real Estate situated in the County of Cook In the
State of Illinois, to wit:

2530 10

FOR LEGAL DESCRIPTION SEE ATTACHED.

SUBJECT TO: Covenants, conditions, restrictions of record and
general real estate taxes for the year 1995 and
subsequent years.

COMMONLY KNOWN AS: 1 Villa Verde Drive, Unit 200, Buffalo Grove, IL 60089

P.I.N.: 03-07-201-019-1019

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

DATED this 14th day of June 19 96

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Joseph V. Nisivaco, Jr. (Seal) (Seal)
(Seal) (Seal)

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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 Joseph V. Nisivaco, Jr., a bachelor

"OFFICIAL SEAL"
RONALD M. SERPICO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/15/2000

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 14th day of June 19 96
Commission expires July 15th ~~19~~ 2000
NOTARY PUBLIC

This instrument was prepared by Ronald M. Serpico, 1807 North Broadway, Melrose Park, Illinois 60160
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
1 Villa Verde Drive, Unit 200
Buffalo Grove, Illinois 60089

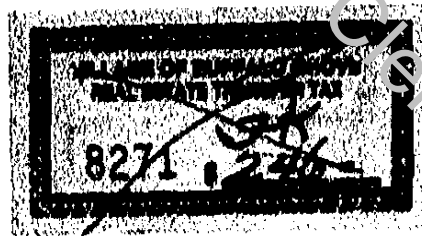
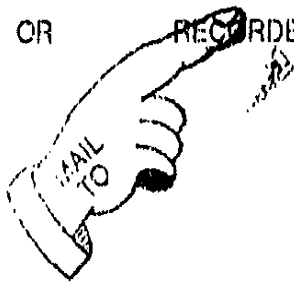
Alan H. Klein
(Name)

MAIL TO: { 4705 North Broadway }
(Address)
Chicago, Illinois 60640
(City, State and Zip)

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

SEND SUBSEQUENT TAX BILLS TO:
Michael Hoffman
(Name)

OR RECORDER'S OFFICE BOX NO. _____
1 Villa Verde Drive, Unit 200
(Address)
Buffalo Grove, Illinois 60089



**ATTORNEYS' NATIONAL
TITLE NETWORK**

6/28/96

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PARCEL 1: UNIT NO. 1-200 IN VILLA VERDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972 AS DOCUMENT NO. 21765265, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26700515, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT NO. 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 57523 TO FARROKH F. SHOAR AND MOHAMMAD F. SHOAR, DATED SEPTEMBER 12, 1983 AND RECORDED APRIL 23, 1984 AS DOCUMENT NO. 27054844 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

02101330

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