

WARRANTY DEED

Individual to Individual

THE GRANTOR

STEPHEN P. GARNER, SINGLE  
NEVER MARRIED

96801353

96 OCT 22 AM 10:16

COOK COUNTY  
RECORDER  
JESSE WHITE  
ROLLING MEADOWS

RECORDING 23.00  
MAIL 0.50  
# 96801353

(The Above Space for Recorder's Use Only)

of the CITY of Orange County of ORANGE, State of California for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

SUZANNE M. HASKINS, DIVORCED AND NOT SINCE REMARRIED  
62 S. WOLF, #318  
WHEELING, IL 60090

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Real Estate Taxes for 1996 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 03-07-201-019-1010  
Address of Real Estate: 1 VILLA VERDE, UNIT 201  
BUFFALO GROVE, IL 60089

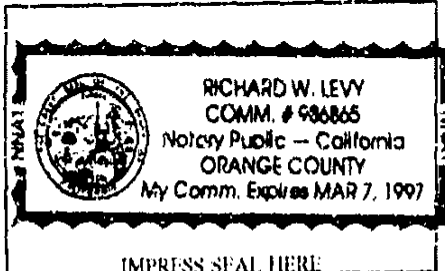
DATED this 11th day of Oct., 1996

(SEAL) Stephen P. Garner (SEAL)  
STEPHEN P. GARNER

(SEAL) \_\_\_\_\_ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

STEPHEN P. GARNER, SINGLE NEVER MARRIED



personally known to me to be the same person whose name 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.

IMPRESS SEAL HERE  
Given under my hand and official seal, this 11 day of Oct., 1996

Commission expires MAR 7 1997 Richard W. Levy  
NOTARY PUBLIC

This instrument was prepared by: ROBINSON & HEURING, P.C. 3501 ALGONQUIN ROAD ROLLING MEADOWS, IL 60008

96801353

23:50  
KB

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as

**1 VILLA VERDE, UNIT 201  
BUFFALO GROVE, IL. 60089**

### PARCEL 1:

UNIT 1-201 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 21765265, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION (AS AMENDED FROM TIME TO TIME) MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1983 AND KNOWN AS TRUST NO. 57523, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26700515; AND THE DECLARATION OF THE VILLA VERDE UMBRELLA ASSOCIATION (AS AMENDED FROM TIME TO TIME) MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1983, AND KNOWN AS TRUST NO. 57523, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26700513; TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATIONS OF VILLA VERDE RESIDENTIAL ASSOCIATION AND THE VILLA VERDE UMBRELLA ASSOCIATION, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

### 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 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 57523 TO STEPHEN P. GARNER DATED JUNE 30, 1983 AND RECORDED JANUARY 23, 1984 AS DOCUMENT 26939106 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

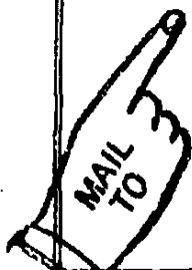


STATE OF ILLINOIS  
087.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
607296

10-22-96  
IBT # 8  
1174-8184

Mail To: Beverly Stanis  
422 Simone Drive  
Des Plaines, IL. 60016

Send Subsequent Tax bills to: Suzanne Haskins  
1 Villa Verde, Unit 201  
Buffalo Grove, IL. 60089



10-22-96  
Cook County  
REAL ESTATE TRANSACTION TAX  
042.00  
REVENUE STAMP  
963221

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