

Jan 1995
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WARRANTY DEED
Statutory (ILLINOIS) (General)

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

THE GRANTOR (NAME AND ADDRESS)
WILLIAM P. O'BRIEN and
MARY F. ERD a/k/a
MARY O'BRIEN,
Husband & Wife,
of 1413 N. Sterling, #201

98835263

DEPT-01 RECORDING \$25.50
T30010 TRAN 6475 11/01/96 12:49:00
#9427 # CJ *-96-835263
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City _____ of Palatine _____ County
of Cook _____ State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS & other good & valuable considera-
tion in hand paid, CONVEY and WARRANT to

DONALD M. MOUNTZ

25 50

(NAMES AND ADDRESS OF GRANTEE(S))

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 taxes for 1996 and subsequent years and
covenants, conditions, restrictions, easements and condominium declaration of record.

Permanent Index Number (PIN): 02-09-202-016-1019

Address(es) of Real Estate: 1413 N. Sterling, #201, Palatine, IL

DATED this 30th day of Oct 1996

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

X William P O'Brien

WILLIAM P. O'BRIEN

(SEAL)

X Mary F. Erd

MARY F. ERD

(SEAL)

A/K/A MARY O'BRIEN

Mary F. O'Brien (SEAL)

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
William P. O'Brien and Mary F. Erd a/k/a Mary O'Brien,
Husband & Wife



IMPRESS SEAL HERE

personally known to me to be the same person s whose name s
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that t h e y 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 30th day of October 1996

Commission expires 19__

NOTARY PUBLIC

This instrument was prepared by Karl L. Felbinger, 1314 Shermer Rd., Northbrook, IL 60062
(NAME AND ADDRESS)

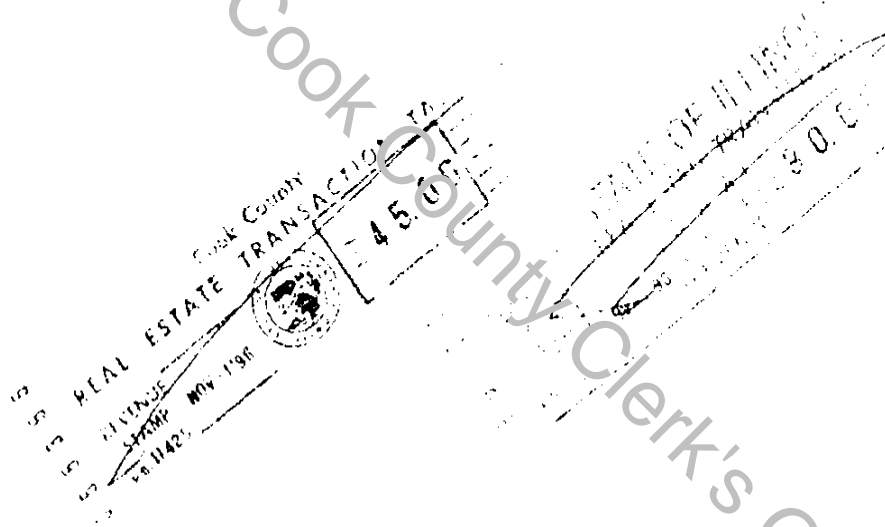
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Legal Description

of premises commonly known as 1413 N. Sterling, #201, Palatine, IL

See attached "Legal Description" Rider

Property of Cook County Clerk's Office



96835263

1413 N. Sterling



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO

Donald M. Mountz
1413 N. Sterling #201
Palatine, IL 60067

(Name)

(Name)

(Address)

(Address)

(City, State and Zip)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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SCHEDULE A (CONTINUED)

COMMITMENT NO. 2008576

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1413-201 IN FOREST EDGE CONDOMINIUM NUMBER 2 AS DELIENATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERESECTION OF THE SOUTH LINE OF DUNDEE ROAD AND THE EAST LINE OF STERLING AVENUE ACCORDING TO THE PLAT OF DEDICATION OF SAID STREETS RECORDED NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22114867; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID STERLING AVENUE FOR A DISTANCE OF 198.47 FEET TO A POINT OF CURVE IN SAID EAST LINE ; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID STERLING AVENUE, BEING A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 450.40 FEET FOR AN ARC DISTANCE OF 72.59 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 07 SECONDS EAST 442.10 FEET ALONG A LINE THAT INTERESECTS THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AT A POINT THAT IS 1307.05 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, AS MEASURED ALONG THE WEST LINE OF SAID EAST 362.35 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, 267.50 FEET TO THE SOUTH LINE OF SAID DUNDEE ROAD; THENCE SOUTH 83 DEGREES 07 MINUTES 50 SECONDS WEST 435.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85306229 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE NO. 1413-201G, A LIMITED COMMON ELEMENT DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85306229.

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