

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

96164892

MAIL TO:

Leonel A. Vences
c/o Joan P. Vasquez, Esq.
20063 Rand Road
Palatine IL 60074

DEPT-01 RECORDING \$25.00
T#0012 TRAN 9422 03/05/96 10:02:00
#7171 # CG *-96-164892
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Leonel A. Vences
14B Dundee Quarter, #302
Palatine IL 60074

RECORDER'S STAMP

25.02

THE GRANTOR s, ERICH STRANGL and MARIA STRANGL, his wife

of the City of Palatine County of Cook State of Illinois

for and in consideration of Ten and no/100(\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to LEONEL A VENCES

(GRANTEE'S ADDRESS) 13B Dundee Quarter, #304

of the City of Palatine County of Cook State of Illinois

all interest in the following described Real Estate situated in the County of McHenry, in the State of Illinois, to-wit:

See legal description attached.

Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements, if any,

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet

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

Permanent Index Number(s) 02-01-302-077-1126

Property Address: 14B Dundee Quarter, #302, Palatine, Illinois 60067

DATED this 28th day of February 19 96

Erich Strangl (Seal) Maria Strangl (Seal)
ERICH STRANGL MARTA STRANGL

(Seal) (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES



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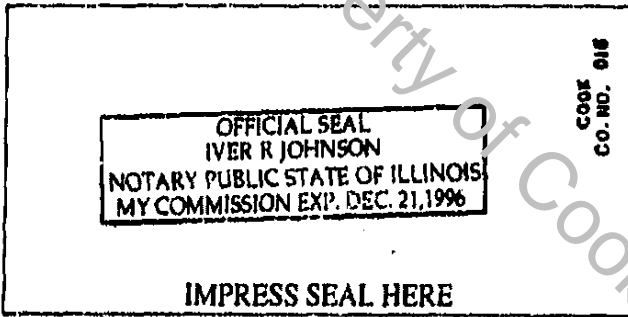
STATE OF ILLINOIS)
County of McHenry) ss.

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

ERICH STRANGL and MARIA STRANGL, his wife
personally known to me to be the same person s whose name s 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 notarial seal, this 28th day of February, 1996

My commission expires on Oct 21, 1996 Notary Public



McHENRY COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Iver R. Johnson, Attorney at Law
804 N. Front Street
McHenry IL 60050

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL ESTATE TRANSFER ACT
DATE _____
Buyer, Seller or Representative _____

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

608 9156

26.50
REVENUE STAMP MAR-1-96
McHenry County Government Center
Room A280
2200 North Seminary Avenue
Woodstock, IL 60098
Telephone 815-334-4110
Fax 815-338-9612

PHYLLIS K. WALTERS
McHenry County Recorder

Printed by Recorder for use in
McHenry County, Illinois

TO

FROM

WARRANTY DEED
Statutory (Illinois)

COV 222-GTI

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LEGAL DESCRIPTION

Parcel 1:

Unit 14-302 in Windhaven Condominium as delineated on a plat of survey of a portion of that portion of that part of the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Windhaven Add On Condominium and of Easements relating to unconverted area, recorded in Cook County as document 25609759 and as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easement in perpetuity for the benefit of Parcel 1, as created by Grant dated June 1, 1971 and recorded September 30, 1971 as document 21648039 from Agnes C. Splitt and Roy J. Splitt, her husband to American National Bank and Trust Company of Chicago as Trustee under Trust No. 22-76504-00-3, its successors and assigns, for construction, installation, operation, use and maintenance of a lift station including the installation and maintenance of all utilities and lines required in connection therewith, over the following described property:

That part of the North 2096.75 feet to the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the Southwest $\frac{1}{4}$ of Section 1, 1104.90 feet South of the North line of said Southwest $\frac{1}{4}$; thence West 145 feet; thence North 295 feet; thence East 145 feet; thence South along said East line of the Southwest $\frac{1}{4}$, 295 feet to the point of beginning.

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Property of Cook County Clerk's Office