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#### **WARRANTY DEED**

Statutory(Illinois)

(Individual to Individual)

DEPT-01 RECORDING

\$23,50

- T#0014 TRAH 2761 D6/13/97 15:22:00
- . #0806 # JW #-97-424571
  - COOK COUNTY RECORDER

### RECORDER'S USE ONLY

THE GRANTOR(S):

HELMUT SCHRUNT and MARGRET SCHRANT, his wife, of the City of Elgin, County of Cook, State of Illinois:

33 pp

For and in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration in hand paid;

CONVEY(S) and WARRANT(S) UNTO:

CHRISTINE E. WHELAN, an unmarried worner. of Hoffman Estates, Illinois, fee simple,

THE FOLLOWING-DESCRIBED REAL ESTATE stuated in the Village of Hoffman Estates, County of Cook, and State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 322, 1375 REBECCA DRIVE, HOFFMAN ESTATES, ILLINOIS, MOON LAKE VILLAGE FOUR STORY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN PETER ROBIN FARMS UNIT ONE, BEING / SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1969 PER DOCUMENT NO. 21013530 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24686035, TOGETHER WITH ITS

UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

WILLAGE OF HOFFMAN ESTATES
FRAL ESTATE TRANSFER TAX

14954 8 156 00

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1. AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 24686036, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

07-08-300-020-1064

SUBJECT only to the following "permitted exceptions" if any, none of which shall impair the use of the property as a residence: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after this Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of

ATGE, INC

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condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

Commonly known as: 1375 Rebecca Drive, Unit 322, Hoffman Estates, Illinois 80195

DATED this 30th day of May, 1997

HELMUT SCHRAN

MARGRET SCHRANT

State of Illinois

Í,

SS

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois DO HEREBY CERTIFY that HELMUT SCHRANT and MARGRET SCHRANT, 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 action wedged that they signed, sealed and delivered this instrument as their free and voluntary act, for the user, and purposes therein set forth, including the release and waiver of the right of homestead.

DATED this 30th day of May, 1997.

MODEL, NOTAKTI SELIK

OFFICIAL SEAL
THOMAS J GORMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPRES:03/19/01

This instrument was prepared by: THOMAS J. GORMAN BRUNKE and GORMAN, P. C. 7421 Astor Avenue Hanover Park, Illinois 60103-3138 (630) 269-8200 STATE OF ILLINOIS

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MAIL TO:
RALPH F. TELLEFSEN, NI, ESQUIRE
Law Offices of Fritz Tellefsen
182 Olive Street
Elmhurst, Illinois 60126

SEND SUBSEQUENT TAX BILLS TO: CHRISTINE E. WHELEN 1375 Rebecca Drive, Unit 322 Hoffman Estates, Illinois 60195

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