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97089322

\$27.00

DEPT-01 RECORDING
T#0012 TRAM 3969 02/06/97 15:20:00
#0079 CG #-97-089322
COOK COUNTY RECORDER

This space reserved for Recorder.

Property of Cook County

Warranty Deed
(ILLINOIS)
(Individual to Individual)

27-
m

THE GRANTOR, DIANE M. ACKERMAN, a single woman having never been married, of the City of Aventura, County of Dade, State of Florida, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to GARY L. PIONKE, of the City of Rolling Meadows, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description
Permanent Index Number (PIN): 03-15-402-019-1002
Address of Real Estate: Unit 102, 1425 Sandpebble Lane
Wheeling, Illinois 60090

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General taxes for 1996 and subsequent years; building, building lines and use or occupancy restrictions, covenants and conditions of record; zoning and building laws and ordinances; visible private and public roads and highways and

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Property of Cook County Clerk's Office

111573
 REAL ESTATE
 RECEIPTS
 STATE DEPT OF REVENUE
 11-1026

COOK COUNTY
 TRANSACTION TAX
 37.50

083443
 CO. No. 016


STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 11-1026

75.00

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easements therefore; easements for public utilities which do not underlie the improvements upon the property; drainage ditches, laterals and drain tile, pipe and other conduit; terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership; limitations and conditions imposed by the Illinois Condominium Property Act; all regular and special condominium assessments and dues payable after January 31, 1997; and acts done or suffered by or through Grantee.

DATED this 22nd day of January, 1997.



DIANE M. ACKERMAN

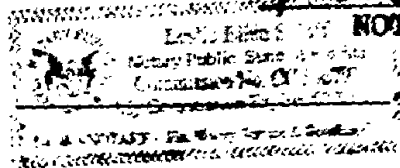
State of Florida)
) ss.
County of Dade)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIANE M. ACKERMAN, 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 she signed, sealed and delivered the said instrument as her 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 22nd day of January, 1997.

IMPRESS SEAL HERE

My commission expires



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This instrument was prepared by:

Marjorie C. Howard, Esq.
Katz Randall & Weinberg
333 West Wacker Drive
Suite 1800
Chicago, Illinois 60606

After recording return to (and send subsequent tax bills to):

Gary L. Pionke
1425 Sandpebble Lane
Unit 102
Wheeling, Illinois 60090

BOX 333-CTT

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EXHIBIT "A"

Legal Description

UNIT 102 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 8TH DAY OF SEPTEMBER, 1972 AS DOCUMENT NUMBER 2646974.

AN UNDIVIDED 2.107311% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING PREMISES:

THAT PART OF LOT 1 IN "SANDPEBBLE WALK" BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN SANDPEBBLE WALK, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 WITH THE WEST LINE OF THE EAST 330.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES, 04 MINUTES, 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 135.90 FEET; THENCE NORTH 89 DEGREES, 55 MINUTES, 43 SECONDS WEST, 23.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 33 DEGREES, 49 MINUTES, 24 SECONDS WEST, 108.26 FEET; THENCE SOUTH 36 DEGREES, 189 MINUTES, 59 SECONDS EAST, 101.50 FEET; THENCE SOUTH 53 DEGREES, 41 MINUTES, 01 SECONDS WEST, 64.33 FEET; THENCE NORTH 36 DEGREES, 18 MINUTES, 59 SECONDS WEST, 114.84 FEET; THENCE NORTH 76 DEGREES, 06 MINUTES, 52 SECONDS WEST, 78.33 FEET; THENCE NORTH 13 DEGREES, 49 MINUTES, 32 SECONDS EAST 64.33 FEET; THENCE SOUTH 76 DEGREES, 10 MINUTES, 28 SECONDS EAST, 69.92 FEET; THENCE NORTH 33 DEGREES, 49 MINUTES 24 SECONDS EAST, 106.58 FEET; THENCE SOUTH 56 DEGREES, 10 MINUTES, 36 SECONDS EAST, 64.33 FEET TO THE POINT OF BEGINNING.

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