

WARRANTY DEED
Statutory (Illinois)

THE GRANTORS, Gregory Alan Rose and Pamela Ann Rose, his wife, of the Village of Palatine County of Cook State of Illinois for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEY and WARRANT to GREGORY A. ROSE, TRUSTEE OF THE GREGORY A. ROSE TRUST, UNDER TRUST AGREEMENT DATED AUGUST 12, 1998 as to an undivided 50% interest, and PAMELA ANN ROSE, TRUSTEE OF THE PAMELA ANN ROSE TRUST, UNDER TRUST AGREEMENT DATED AUGUST 12, 1998 as to an undivided 50% interest whose addresses are 675 Walden Drive, Palatine, Illinois 60067.

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

8/12/98
Date

[Signature]
Grantee or Agent

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.

Permanent Real Estate Index Number(s): 02-15-112-001

Address(es) of Real Estate: 675 Walden Drive, Palatine, Illinois 60067

DATED this 12th day of August, 1998.

Please
print or
type name(s)
below
signature.

[Signature] (SEAL)
Gregory Alan Rose

[Signature] (SEAL)
Pamela Ann Rose

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M

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STATE OF ILLINOIS

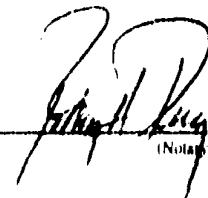
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Gregory Alan Rose and Pamela Ann Rose, 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 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 official seal this 12th day of August, 1998.

(Impress Seal Here)





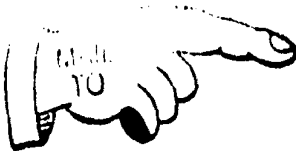
(Notary Public)

Commission Expires _____

This instrument was prepared by: Rodney H. Piercey, 2300 Barrington Road, #220, Hoffman Estates, Illinois 60195

(Name and address of preparer.)

Mail to:



Rodney H. Piercey
Robinson, Pluymert, Piercey & MacDonald, Ltd.
2300 Barrington Road, Suite 220
Hoffman Estates, Illinois 60195

Send subsequent tax bills to:

Gregory A. Rose and Pamela Ann Rose, Trustees
675 Walden Drive
Palatine, Illinois 60067

98773004

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LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF LOT 4 IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 23 DEGREES 14 MINUTES 45 SECONDS EAST 57.87 FEET ALONG THE WEST LINE OF SAID LOT 4 FOR THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 45 MINUTES 15 SECONDS EAST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 679 (B) AND 675 (C) TO A POINT ON THE EAST LINE OF SAID LOT 4; THENCE SOUTH 23 DEGREES 14 MINUTES 45 SECONDS EAST 25.67 FEET ALONG SAID EAST LINE OF LOT 4; THENCE SOUTH 66 DEGREES 45 MINUTES 15 SECONDS WEST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 675 (C) AND 671 (D) TO THE WEST LINE OF LOT 4; THENCE NORTH 23 DEGREES 14 MINUTES 15 SECONDS WEST 25.67 FEET ALONG SAID WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90-201, 697.

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STATEMENT BY GRANTOR AND GRANTEE

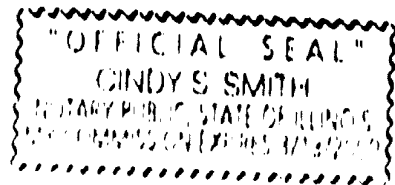
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/12, 1998

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by said [Signature] this 12th day of August, 1998

Notary Public Cindy Smith



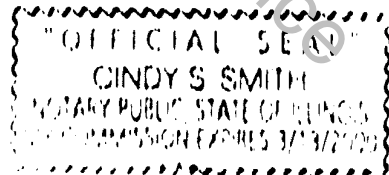
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/12, 1998

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by said [Signature] this 12th day of August, 1998

Notary Public Cindy Smith



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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