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1999-06-14 12:52:12
Cook County Recorder 23.50

WARRANTY DEED

GRANTOR, RONALD C. MASINI,
DIVORCED, NOT SINCE
REMARRIED, of BUFFALO GROVE,
ILLINOIS, for and in consideration of
Ten Dollars (\$10.00) and other good
and valuable consideration in hand
paid, CONVEY and WARRANT to

REBECCA A. LEMMON
SINGLE NEVER MARRIED
3009 N. DUNN AVE
CHICAGO, IL 60618



==For Recorder's Use==

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

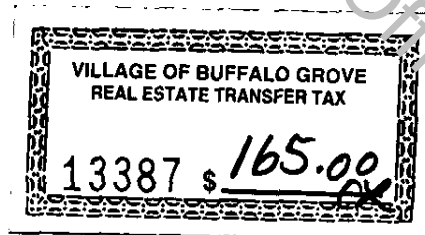
Permanent Real Estate Index No.: 03-07-201-019-1050

Commonly known as: 1 VILLA VERDE #312: BUFFALO GROVE, IL 60089

DATED this 1st day of April, 1999.

P.N.T.N.

Ronald C. Masini
RONALD C. MASINI



Prepared By: LINDA G. BAL, ESQ.: 207 N. WALNUT ST.: ITASCA, IL 60143

Send Tax Bill To: REBECCA LEMMON: 1 VILLA VERDE #312: BUFFALO GROVE, IL 60089

Return To: ATTORNEY LINDA G. BAL: 207 N. WALNUT: ITASCA, IL 60143



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PARCEL I: UNIT NUMBER 1-312 IN VILLA VERDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BUFFALO GROVE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1972 AS DOCUMENT NUMBER 21765265, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26700515, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, IN COOK COUNTY, ILLINOIS.

PARCEL II: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT NUMBER 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 57523 TO WILLIAM R. JANSEN AND LAVERGNE S. JANSEN, HIS WIFE, DATED SEPTEMBER 21, 1990 AND RECORDED OCTOBER 5, 1990 AS DOCUMENT NUMBER 90489277, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS

) ss

COUNTY OF DUPAGE

)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **RONALD MASINI**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notary seal, this 1st day of April, 1999.

Patrick J. McGuane

Notary Public

“OFFICIAL SEAL”
Patrick J. McGuane
Notary Public, State of Illinois
My Commission Exp. 07/24/2000

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR-2'99
P.D. 10848
27.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-2'99
DEPT. OF REVENUE
55.00