

UNOFFICIAL COPY

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Cook County Recorder 27.50



Chicago Title Insurance Company

354936

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANCY



99000018

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

TICOR TITLE

THE GRANTOR(S) DALE K. TOPPEL, DIVORCED AND NOT REMARRIED and NICOLETTE TOPPEL, DIVORCED AND NOT REMARRIED of the Village of BUFFALO GROVE, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to FREDRIK E. CARLSON and GLENDA L. CARLSON (GRANTEE'S ADDRESS) 710 JACKSON AVE., NEW WINDSOR, NEW YORK 12553

NOT AS

of the County of , husband and wife, as joint tenants / tenants in common 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

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE OR PAYABLE AT THE TIME OF CLOSING, COVENANTS CONDITIONS RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS IF ANY SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

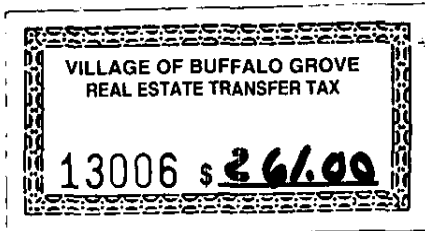
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 03-07-201-019-1056

Address(es) of Real Estate: 1 VILLA VERDE #320, BUFFALO GROVE, Illinois 60089

Dated this 30th day of December, 1998

Dale Toppel
DALE K. TOPPEL
Nicolette Toppel
NICOLETTE TOPPEL



48

Property of Cook County Clerk's Office

BT #
1174-3184

STATE OF ILLINOIS



087.90

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966868

Cook County
REAL ESTATE TRANSACTION TAX



043.80

DIC--98

REVENUE STAMP

963204

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DALE K. TOPPEL, DIVORCED AND NOT REMARRIED and NICOLETTE TOPPEL, DIVORCED AND NOT REMARRIED

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 official seal, this 30th day of December 19 98



[Handwritten Signature]

(Notary Public)

Prepared By: ROBERT J. SABIN JR.
855 E. GOLF ROAD SUITE 1144
ARLINGTON HEIGHTS, ILLINOIS 60005-

Mail To:
JOEL HYMEN
750 W. LAKE COOK RD. STE. 495
BUFFALO GROVE, Illinois 60089

Name & Address of Taxpayer:
FREDRIK E. CARLSON
1 VILLA VERDE #320
BUFFALO GROVE, Illinois 60089



COOK County Clerk's Office

PARCEL I:

UNIT 2-316 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 1/4 OF THE NORTHEAST 1/4 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 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 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 I AS SET FORTH IN THE UMBRELLA DECLARATION FOR VILLA VERDE DATED JULY 22, 1983 AND RECORDED AS DOCUMENT 26700513 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 57523 RECORDED JANUARY 13, 1984 AS DOCUMENT 26928321, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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