

CT 7806437 z DSK

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

No. 804
November 1994

99372374

4/6/0165 27 001 Page 1 of 3
1999-04-19 12:02:11
Cook County Recorder 25.00

**WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)**



99372374

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR HALLMARK HOMES CORPORATION

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, for and in consideration of the sum of THREE HUNDRED SEVENTY THOUSAND NINE HUNDRED THIRTY-FIVE AND NO/100 DOLLARS, and other good and valuable considerations

in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

J.
SALLY WIGGINS
1480 JEFFERSON, UNIT 606
DES PLAINES, IL 60016

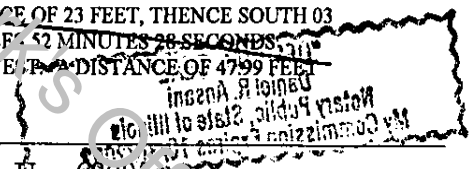
(Name and Address of Grantee)

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

Above Space for Recorder's Use Only

See attached legal

THAT PART OF LOT 1 IN FOUNTAIN TERRACE SUBDIVISION FINAL SUBDIVISION BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1997 AS DOCUMENT 97468297. BEING DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 80 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 59.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 55 MINUTES 15 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 23 FEET, THENCE SOUTH 03 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 48.01 FEET; THENCE 86 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 23 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 47.99 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



Permanent Real Estate Index Number(s): 03-22-103-033-0000

Address(es) of Real Estate: 119 E. SIGWALT, UNIT 3C, ARLINGTON HTS., IL, 60005

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) 98695293; and to General Taxes for 1998 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 13th day of April, 1999.

Hallmark Homes Corporation

(Name of Corporation)

By [Signature] President

Attest: [Signature] Secretary



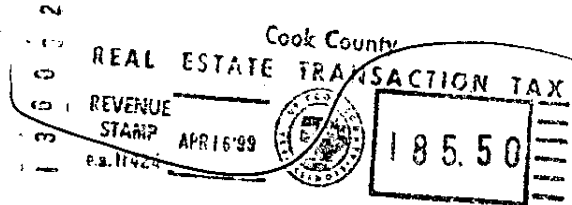
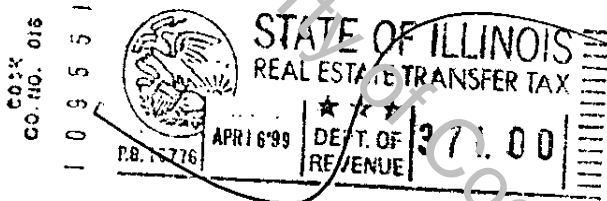
BOX 333-CTI

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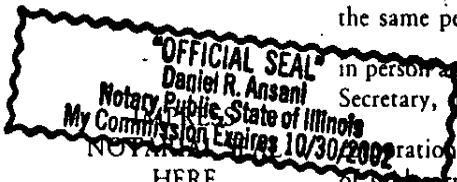
GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Corporation to Individual

TO



State of Illinois, County of Cook as I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter Pagnatis personally known to me to be the President of the _____ corporation, and Morando Berrettini personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day



Daniel R. Ansani in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____ Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of April 19 99
Commission expires 10/30 19 02

Daniel R. Ansani
NOTARY PUBLIC

This instrument was prepared by Daniel R. Ansani, 1411 W. Peterson, Suite 202, Park Ridge, IL, 60068

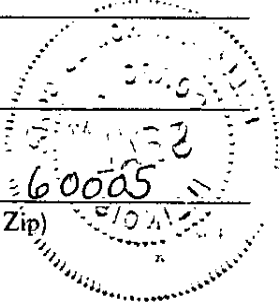
(Name and Address)

MAIL TO:

Sally Wiggins
(Name)
119 E. Sigwalt
(Address)
Arlington Hts., IL 60005
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Sally Wiggins
(Name)
119 E. Sigwalt St.
(Address)
Arlington Hts., IL 60005
(City, State and Zip)



OR RECORDER'S OFFICE BOX NO. _____

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 007806437 AH

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN FOUNTAIN TERRACE SUBDIVISION FINAL PUD SUBDIVISION BEING A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1997 AS DOCUMENT 97468297. BEING DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 86 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE THEREOF; A DISTANCE OF 59.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 55 MINUTES 15 SECONDS EAST ALONG SAID NORTH LINE. A DISTANCE OF 23 FEET, THENCE SOUTH 03 DEGREES 07 MINUTES 32 SECONDS WEST. A DISTANCE OF 48.01 FEET; THENCE 86 DEGREES 52 MINUTES 28 SECONDS WEST. A DISTANCE OF 23 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 32 SECONDS WEST. A DISTANCE OF 7.99 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
99372374

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