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2000-09-19 15:56:02
Cook County Recorder 51.00



WARRANTY DEED
Corporation to Individual

THE GRANTOR

VILLAGE GREEN, L.L.C.

a limited liability 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 Ten and no/100 (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

JAMES A. HURST

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

Legal Description:

SEE ATTACHED LEGAL

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of the Real Estate as set forth in the Declaration referred to in the legal description and that certain Cross Easement and Cost Sharing Agreement Re: Village Green ("Cross Easement Agreement") recorded in Cook County on July 31, 2000 as Document Number 00577251, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and Cross Easement Agreement for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s):

03-29-340-006, 03-29-340-013, 03-29-340-014,
03-29-340-016, 03-29-340-017, 03-29-340-018
03-29-340-001; 03-29-340-003; 03-29-340-004;
03-29-340-007; 03-29-340-008; 03-29-340-011; 03-30-419-039
03-29-340-019; 03-29-340-020 03-29-340-021 03-30-419-046
03-30-419-047

Address(es) of Real Estate: 44 N. Vail Ave., # 209, Arlington Heights, IL 60005

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 it's Partner, this 30th day of AUGUST, 2000

Agent

CT 7878386 Z MK 10P2

BOX 333-CTI

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WARRANTY DEED (Continued)

File No. 7878386

STATE OF ILLINOIS)
)ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that B. Gregory Trapani is personally known to me to be a Partner of

VILLAGE GREEN, L.L.C.

Limited liability corporation, and 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 severally acknowledged that as such Partner, he 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 30th day of August, 2000.

Commission Expires 4/24/2004

Wendy L Kullas
Notary Public



This instrument was prepared by:

Brian Meltzer
Meltzer, Purtill & Stelle
1515 E. Woodfield Rd., #250
Schaumburg, IL 60173

MAIL TO:

Jodi Robinson
~~James A. Hurst~~
100 J. Atkinson, #214
44 N. Vail Avenue, #209
Grayslake, IL 60030
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

James A. Hurst
44 N. Vail Avenue, #209
Arlington Heights, IL 60005

COOK
CO. NO. 016
29317



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 18 '00
DEPT. OF REVENUE
238.00

155625

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 18 '00
119.00

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CHICAGO TITLE INSURANCE COMPANY

00730436

ORDER NUMBER: 1409 007878386 AH
STREET ADDRESS: 44 N. VAIL #209 P79
CITY: ARLINGTON HEIGHTS COUNTY: COOK
TAX NUMBER: 03-29-340-001-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 209 IN THE VAIL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00625338, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P79, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00626338.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NUMBER 00577251.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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