

WARRANTY DEED

ILLINOIS STATUTORY
(Limited Liability Company to Individual)

MAIL TO:
PALLADINETTI & ASSOC
4321 N ELSTON
CHICAGO IL 60641



NAME & ADDRESS OF TAXPAYER:

Ms. Katica Vrtagic
200 W. Campbell, Unit 707
Arlington Hts., IL 60005

RECORDER'S STAMP

THE GRANTOR, **CAMPBELL DEVELOPMENT, L.L.C.**, a limited liability company 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 00/100 dollars and other good and valuable consideration, in hand paid and the receipt of which Seller hereby acknowledges, and pursuant to authority given by the Managers of said company, CONVEYS and WARRANTS to

KATICA VRTAGIC
5246 N. Nataria Avenue, Chicago, IL 60656

(NAME AND ADDRESS OF GRANTEE)

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

PARCEL 1: UNIT NUMBER 707 IN THE CAMPBELL COURTE AT VILLAGE GREEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBERS 00577251, 00577252 AND 00577253, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) NUMBER P-11 AND STORAGE SPACE(S) NUMBER 7S-11, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND THE SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NUMBERS 00577251, 00577252 AND 00577253.

Permanent Real Estate Index Numbers: 03-29-340-006-0000, 03-29-340-011-0000, 03-29-340-011-0000, 03-29-340-014-0000, 03-29-340-016-0000, 03-29-340-017-0000, 03-29-340-018-0000, 03-29-340-001-0000, 03-30-419-039-0000, 03-30-419-046-0000, and 03-30-419-047-0000.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

BOX 333-CTI

200 73407
7894274
CTI

UNOFFICIAL COPY

THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; DECLARATION OF CONDOMINIUM OWNERSHIP FOR CAMPBELL COURTE AT VILLAGE GREEN CONDOMINIUMS; EASEMENT AND OPERATION AGREEMENT FOR CAMPBELL COURTE AT VILLAGE GREEN CONDOMINIUMS AND THE SHOPS AT CAMPBELL COURTE; CROSS EASEMENT AND COST SHARING AGREEMENT; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AS OF THE CLOSING DATE.

00995606

Address of Real Estate: **200 West Campbell Street, Arlington Heights, IL 60005**

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 11th day of December, 2000.

CAMPBELL DEVELOPMENT, L.L.C.

By: **Norwood Builders, Inc., its Manager**

By: *Susan J. Smith*
Vice-President



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Builders, Inc., the Manager in Campbell Development, L.L.C., 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 acknowledged that as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of Campbell Development, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of December, 2000.

Susan Glowa
Notary Public



This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

