

UNOFFICIAL COPY

0010181010

0642/0024 33 001 Page 1 of 6

2001-03-08 08:35:44

Cook County Recorder

31.50



0010181010

**WARRANTY
DEED**
JOINT TENANCY

THIS INDENTURE, made as of this 2nd day of February, 2001 between **Heritage Village Pointe LLC**, a Delaware limited liability company ("Grantor") and **Shibu M. David and Shiny Shibu, husband and wife** ("Grantee"), whose address is 715 Chris Lane, Mt. Prospect, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does **WARRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, not in Tenancy in Common but in Joint Tenancy, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Number: See Exhibit "A" attached hereto.

Property Address: 10076 Holly Lane
Des Plaines, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their 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; 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 DOCUMENT WAS PREPARED BY:
Martin K. Blonder, Rosenthal and Schanfield, P.C.
55 East Monroe Street, 46th floor, Chicago, Illinois 60603

01003464 (D)/BC

UNOFFICIAL COPY

10181010

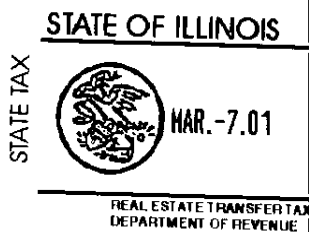
Subject to: (a) covenants, conditions and restrictions of record, (b) private, public and utility easements and roads and highways, if any, (c) party wall rights and agreements, (d) existing leases and tenancies, (e) special taxes or assessments for improvements not yet completed, (f) any unconfirmed special tax or assessment, (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, (h) general taxes for the year 2000 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2000, and (i) acts and deeds of Grantee.

THERE IS NO TENANT WHO HAS A RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

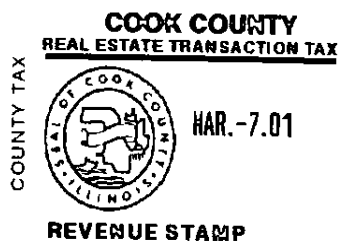
Heritage Village Pointe LLC, a Delaware limited liability company

By: Mark D. Peterson
Mark D. Peterson, Manager



0000002568

REAL ESTATE TRANSFER TAX
00509.00
FP326703



0000000332

REAL ESTATE TRANSFER TAX
00254.50
FP326657

0010181010

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

)
) SS.

10181010

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Mark D. Peterson, Manager, of Heritage Village Pointe LLC**, a Delaware limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this ~~30th~~^{2nd} day of ~~January~~^{February}, 2001.

Valerie O'Neal
Notary Public

My Commission Expires:



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Michael J. Cozzi

Michael J. Cozzi, P.C.

215 North Arlington Heights Road, Suite 100

Arlington Heights, Illinois 60004



0010181010

Page 3 of 6

6

UNOFFICIAL COPY

10181010

EXHIBIT "A"

Unit 10076 in Heritage Pointe Condominium, as delineated and defined on the plat of a parcel of real estate falling in:

part of the East ½ of the Northeast ¼ and part of the East ½ of the Southeast ¼ of Section 9, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded 32-01, 2001 as document number 000170969, as amended from time to time, together with its undivided percentage interest in the common elements.

Property Address: 10076 Holly Lane, Des Plaines, Illinois
Tax Number: 09-09-202-021-0000

Additional Subject to: (j) Laundry Lease; (k) Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements; and (l) Satellite Transmission Agreement dated January 14, 1983, as amended and assigned from time to time, and recorded Memorandum thereof.

0010181010

Page 4 of

6

UNOFFICIAL COPY

10181010

MICHAEL D' ONOFRIO
DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

THE CITY OF DES PLAINES

Cook County Recorder of Deeds
County Building
118 North Clark Street
Chicago, Illinois 60602

Gentlemen:

This letter will acknowledge that the apartment complex known as Heritage Pointe Apartments is not situated within the city limits of Des Plaines and, accordingly, the City of Des Plaines transfer tax ordinance is not applicable to any deeds conveying all or any portion of the property.

Attached hereto is a schedule of the property addresses and permanent index numbers that are the subject of this letter.

Very truly yours,

City of Des Plaines

By: Michael A. D'Onofrio
Director of Community Development

Property of Cook County Clerk's Office

0010181010

UNOFFICIAL COPY

10181010

HERITAGE POINTE

Address	PIN #
10068 Holly Lane	09-09-202-044-0000 09-09-202-014-0000
10070 Holly Lane	09-09-202-017-0000
10072 Holly Lane	09-09-202-015-0000
10074 Holly Lane	09-09-202-018-0000
10076 Holly Lane	09-09-202-021-0000
10078 Holly Lane	09-09-202-023-0000
10080 Holly Lane	09-09-202-025-0000
10054 Holly Lane	09-09-202-028-0000
10056 Holly Lane	09-09-202-029-0000 09-09-202-027-0000
10058 Holly Lane	09-09-202-026-0000
10060 Holly Lane	09-09-202-024-0000
10062 Holly Lane	09-09-202-022-0000
10064 Holly Lane	09-09-202-019-0000

10066 Holly Lane	09-09-202-020-0000
10071 Linda Lane	09-09-202-049-0000 09-09-202-051-0000
10073 Linda Lane	09-09-202-042-0000
10075 Linda Lane	09-09-202-040-0000 09-09-202-053-0000
10077 Linda Lane	09-09-202-039-0000 09-09-202-052-0000
10079 Linda Lane	09-09-202-036-0000 09-09-202-030-0000
10081 Linda Lane	09-09-202-031-0000
10055 Linda Lane	09-09-202-032-0000 09-09-202-034-0000
10057 Linda Lane	09-09-202-033-0000
10059 Linda Lane	09-09-202-035-0000
10061 Linda Lane	09-09-202-037-0000
10063 Linda Lane	09-09-202-038-0000
10065 Linda Lane	09-09-202-041-0000
10067 Linda Lane	09-09-202-043-0000
10069 Linda Lane	09-09-202-050-0000
10092 Holly Lane	09-09-202-054-0000

0010181010