3 2001-07-13 12:26:57

Cook County Recorder

THIS CONVEYANCE, made this 25th day of June, 2001, between Gatewest, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Jean Ann Burke, as Trustee under revocable Trust Dated September 12, 1996, party of

the second part. WITNESSETH, that the party

of the first part, and in consideration of the sum of TEN & 00/100 DOLLARS and other goods and valuable consideration, in hand paid by the party of the second part, the recent whereof is hereby acknowledged, by these presents does REMISE, RELEASE. ALIEN AND CONVEY unto Jean Ann Burke, as Trustee under revocable Trust Dated September 12, 1995 ail the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *AS AMENDED

UNIT # 3101 IN THE WEST CATE VALLEY TOWNHOMES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN WESTGATE VALLEY TOWNHOME SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED March 27, 2000 AS DOCUMENT NUMBER 00214379 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME-TO-TIME.

FIRST AMERICAN TITLE order # AT I'C #

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their (his) heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their (his) heirs and assigns, that it has not done or suffered to be done. anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged. except as herein recited; and that it will warrant and defend the said premises, against all persons claiming the same, by, through, or under it, subject to:

- 1) Real Estate Taxes not yet due and payable
- 2) Easement for public utilities and drainage erosion or the Westgate Valley Townhome Plat of Subdivision recorded as document number 99673926

UNOFFICIAL COPY010622435

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; and Grantor reserves to itself, its successors and assigns as 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.

The Tenant, if any, of the Unit conveyed hereunder, either waived, failed to exercise or had no right of first refusal to purchase the said Unit.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Gatewest, LLC

380

Robert C Crouse, Manager

Permanent Real estate Number (s): 24-31-404-031 (affects unit other property)

Address of real estate: 3101 Spyglass Circle, Pa'os Heights, Illinois 60463

This instrument was prepared by:

Westgate, LLC,

1601 Colorial Parkway

Inverness, Illineis 60067

After Recording Mail To:

PHILLIP BURKE

3101 SPY 6 455 CIRCLE

PALOS HEIGHTS, IL. 6046 3

Send Future Tax Bills To:

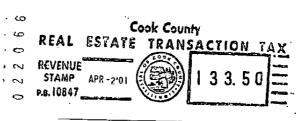
Trustee:

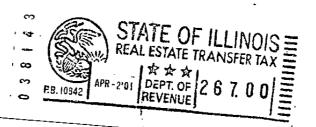
Address:

JEAN BURKE

3101 SPYGLASS CIRLLE

1ALOS HEIGHTS, 12.60163





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	0010622435
STATE OF ILLINOIS)	
) SS COUNTY OF COOK)	
,	
Jama Brefes	, a Notary Public in and for the said County, in the State
aforesaid DO HEREBY CERTIFY that Robert C C	
	mpany, and personally known to me to be the same person
	, appeared before me this day in person, and acknowledged
limited liability company for the uses and purpose the	l instrument as the free and voluntary act and deed of said rein set forth.
Given under any hand and official seal, this _	day of
f $1 \otimes f = 0$	
Jama (refer)	
Notary Public	Commission Exp
	LAURA BREFELD 🥻
	Notary Public, State of Illinois My Commission Expires 11/10/03
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