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2002-03-13 10:27:22
Cook County Recorder 25.00



0020283372

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company
to Individual)

22001076 - 79799612

THE GRANTOR, The Villas of Northbrook LLC, 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 an in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, CONVEY(S) and WARRANT(S) To Vlad Ferdkoff and Elaine Ferdkoff, * as tenants by the entirety - NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON
* HUSBAND AND WIFE
(GRANTEE'S ADDRESS) 2748 Spenser Ct., Northbrook, IL 60062

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

Legal Description Attached

SUBJECT TO: Subject only to real estate taxes for the current year not then due; Purchaser's mortgage, if any; covenants, conditions, easements, and restrictions of record including any applicable Condominium or Homeowner's Declarations, zoning and building laws and ordinances, party wall rights, if any, roads, highways and rights of way, reservation for ingress and egress to Seller (Grantor) to complete construction of any other Duplex within the property in which the Duplex lot is located and acts and deeds of Purchaser. Seller shall be responsible to pay for any state and county revenue stamps and Purchaser shall be responsible to pay for any local revenue stamps. AS LONG AS SAME DO NOT INTERFERE WITH PURCHASER'S INTENDED USE OF THE PROPERTY AS A SINGLE FAMILY RESIDENTIAL DWELLING OR UNDERTAKE THE IMPROVEMENTS OF THE PROPERTY
Permanent Real Estate Index Number(s): 04-04-302-035-0000; 04-04-302-036-0000 - UNDERLYING
Address(es) of Real Estate: 2748 Spenser Ct., Northbrook, IL 60062

In Witness Whereof, said party of the first part has caused its company seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this 27th day of March, 2002.

The Villas of Northbrook LLC

By [Signature]
Adel Sotolongo
Manager

Attest _____

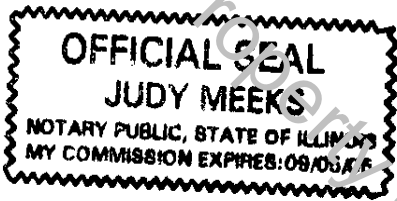
BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF Cook ss.

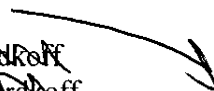
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Adel Sotolongo, personally known to me to be the Manager of The Villas of Northbrook LLC, and _____, personally known to me to be the _____ of said limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Adel Sotolongo as Manager signed and delivered the said instrument and caused the company seal of said limited liability company to be affixed thereto, pursuant to authority given by the Manager of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of MARCH 2002



Judy Meeks (Notary Public)

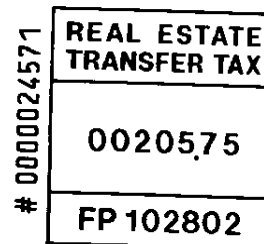
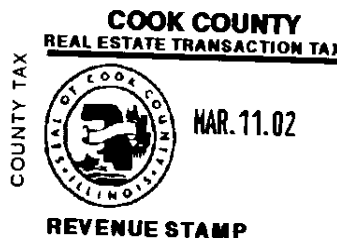
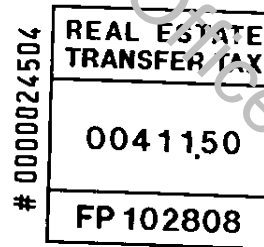
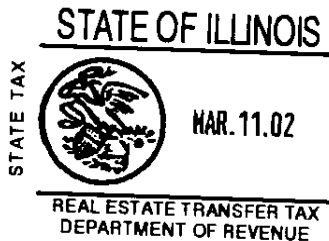
Prepared By: The Villas of Northbrook LLC
c/o 15 E. Northwest Highway Suite B
Palatine, IL 60067

Mail To: 
~~Vlad Ferdkoff~~
~~Elaine Ferdkoff~~
~~2748 Spenser Ct.~~
~~Northbrook, IL 60062~~

STEVEN M. SHAYKIN, P.C.
ATTORNEY AT LAW
2227 HAMMOND DR
SCHAUMBURG, IL 60173

20283372

Name & Address of Taxpayer:
Vlad Ferdkoff
Elaine Ferdkoff
2748 Spenser Ct.
Northbrook, IL 60062



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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN THE VILLAS OF NORTHBROOK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 2001 AS DOCUMENT NO. 0010355662, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No. 04-04-302-035-0000
04-04-302-036-0000

Property of Cook County Clerk's Office