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0020450351

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2002-04-19 14:04:40

Cook County Recorder 25.50

SPECIAL WARRANTY DEED



0020450351

THIS CONVEYANCE, made this 10th day of April, 2002, 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 Peter F. Castellarin and Michelle M. Castellarin,* 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 receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their (his) heirs and assigns, FOREVER, not as tenants in common, not as Joint Tenants, but as Tenants by the Entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: * Husband and wife

UNIT # 2301 IN THE WESTGATE 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.

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

FATIC# C24533

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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.

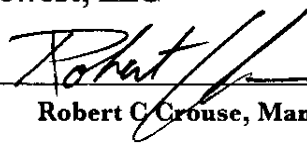
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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

BY:


Robert C. Crouse, Manager


Permanent Real estate Number (s) : **14-31-404-023** (affects unit other property)

Address of real estate: **2301 Doral Court, Palos Heights, Illinois 60463**

This instrument was prepared by:

Westgate, LLC,
114 East Main Street, Suite #200
East Dundee, Illinois 60118

After Recording Mail To:


PETER CASTELLARIN
2301 MEDINAH COURT
PALOS HEIGHTS, IL 60463

Send Future Tax Bills To:

Owner :
Address:

PETER CASTELLARIN
2301 MEDINAH COURT
PALOS HEIGHTS, IL 60463

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Laura Brefeld, a Notary Public in and for the said County, in the State aforesaid DO HEREBY CERTIFY that **Robert C Crouse**, personally known to me to be the manager of **Gatewest, LLC, an Illinois limited liability company**, 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 manager, he signed and delivered the said instrument as the free and voluntary act and deed of said limited liability company for the uses and purpose therein set forth.

Given under my hand and official seal, this 10 day of April, 2002.

Laura Brefeld
Notary Public

Commission Expires: LAURA BREFELD
Notary Public, State of Illinois
My Commission Expires 11/10/03

Property of Cook County Clerk's Office

REORDER ITEM #: TX-1000 LABEL
0000016459

REAL ESTATE TRANSFER TAX
00236,25
FP326670

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 18.02
REVENUE STAMP