

WARRANTY DEED

ILLINOIS STATUTORY
(Limited Liability Company to Individual)

MAIL TO:

Charles T. VanderKenne
Fosca & VanderKenne P.C.
350 W. Kensington #120
Mt. Prospect IL 60056



00258383

SI590260T

NAME & ADDRESS OF TAXPAYER:

Mr. & Mrs. Robert Smith
10 South Wille, Unit 402
Mt. Prospect, IL 60056



RECORDER'S STAMP

THE GRANTOR, CLOCKTOWER 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, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to

ROBERT G. SMITH and MARJORIE M. SMITH, as husband and wife,
Not as joint tenants or tenants in common, but as tenants by the entirety
294 Country Club, Prospect Heights, IL 60070

3-jal

(NAME AND ADDRESS OF GRANTEE)

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

UNIT 402 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOCKTOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09157186, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-66 AND STORAGE SPACE NUMBER S-65, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09157186, AS AMENDED FROM TIME TO TIME.

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.

THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT FOR CLOCK TOWER PLACE RESUBDIVISION; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; AND 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.

UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 08-12-101-021-0000 and 08-12-101-022-0000
Address of Real Estate: 10 South Wille Street, Mount Prospect, IL 60056

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 27th day of March, 2000.

CLOCKTOWER DEVELOPMENT, L.L.C.

By: Norwood Builders, Inc., its Manager

By: Susan J. Smith
Vice President

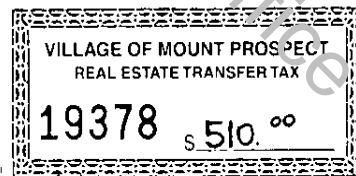
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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 Clocktower 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 Clocktower Development, L.L.C., for the uses and purposes therein set forth.

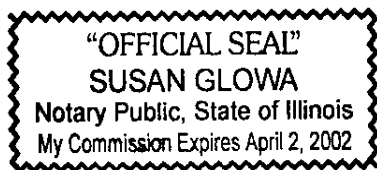
Given under my hand and notarial seal this 27th day of March, 2000.

Susan Glowa
Notary Public

NOTARIAL SEAL



VILLAGE OF MOUNT PROSPECT
TRANSFER STAMP



This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL 60631.

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

UNOFFICIAL COPY

00258383

COUNTY
TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 11.00

REVENUE STAMP

0000072962
REAL ESTATE
TRANSFER TAX
00084.75
FP326679

STATE
TAX



STATE OF ILLINOIS

APR. 11.00

COOK COUNTY

000007297
REAL ESTATE
TRANSFER TAX
00169.50
FP326700

Property of Cook County Clerk's Office