

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)

0030063865

4503/0103 45 001 Page 1 of 3
2003-01-14 09:29:49
Cook County Recorder 50.00

MAIL TO:

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1
RICK J ERICSSON
216 Lee St
Des Plaines, IL 60018



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NAME & ADDRESS OF TAXPAYER:
Joseph L. Borski and Patricia A. Cuttone
770 South Pearson Street, Unit 2-309
Des Plaines, IL 60018

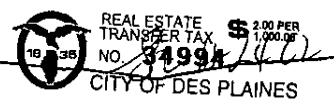
RECORDER'S STAMP

0189808899

THE GRANTOR, **LIBRARY COURTE, 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 No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

JOSEPH L. BORSKI, SR. and PATRICIA A. CUTTONE, as joint tenants,
With the right of survivorship, but not as tenants in common
2631 Rusty Drive, Des Plaines, IL 60018

(NAME AND ADDRESS OF GRANTEE)



the following real estate situated in the City of Des Plaines, Cook County, State of Illinois, to wit:

Parcel 1: Unit 2-309 in the Library Courte Condominiums as delineated on a Survey of the following described Property: Part of Lot 5 in Library Plaza Subdivision of part of Section 17, Township 41 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 17, 1999 as Document Number 99784926, which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0010707755 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: The exclusive right to use Parking Space 2U-11 and CU-16 and Storage Space 2U-11, Limited Common Elements as delineated in the Declaration Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0010707755 and the Plat attached thereto as amended from time to time;

Parcel 3: Nonexclusive Easement for the benefit of Parcel 1 for ingress and egress over and upon Lot 7 in Library Plaza Subdivision aforesaid as granted and conveyed to in the Ingress and Egress Agreement Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 17, 1999 as Document Number 99784925;

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Madison Place Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; 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.

Permanent Real Estate Index Number(s): Part of 09-17-419-036-0000

Address of Real Estate: 770 South Pearson Street, Des Plaines, IL 60016

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 24th day of December, 2002.

LIBRARY COURTE, L.L.C., an Illinois limited liability Company

By: Norwood Construction, Inc., an Illinois corporation, Company Manager

By: *Susan J. Smith*
Assistant Vice-President

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

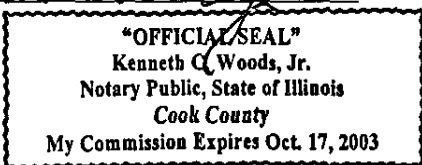
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Library Courte, L.L.C., an Illinois limited liability 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 Assistant 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 said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of December, 2002.

Kenneth C. Woods, Jr.

NOTARIAL SEAL

Notary Public



CITY OF DES PLAINES
TRANSFER STAMP

This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.