

Warranty Deed  
JOINT TENANCY - Statutory  
(ILLINOIS)  
(Individual to Individual)



THE GRANTOR,

TOWN CENTER CONDOMINIUM,  
L.L.C., an Illinois Limited Liability  
Company,

of the City of Batavia, County of Kane, State of Illinois, for and in consideration of TEN AND NO/100-----  
(\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid,  
CONVEYS and WARRANTS to JOANNE MOLESKI and LARRY MOLESKI, as joint tenants as to an  
undivided one-half (1/2) interest, and MICHAEL HRYNDZA and MARIANNE HRYNDZA, as joint  
tenants as to an undivided one-half (1/2) interest, as tenants-in-common, having an address of  
7925 BROOKBANK ROAD, WILLOWBROOK, ILLINOIS 60527

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the  
County of Cook in the State of Illinois, to-wit: (See reverse side for legal description.) hereby releasing and  
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE  
AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: (See  
reverse side.)

Permanent Index Number (PIN): SEE EXHIBIT "A" HERETO (UNDERLYING PIN(S))

Address(es) of Real Estate: UNIT NO. 3-8 IN MARKET STREET CONDOMINIUM, SITUATED  
AT SOUTHEAST CORNER OF WILLOW BLVD. AND MARKET STREET, WILLOW  
SPRINGS, IL

DATED this 3<sup>RD</sup> day of March, 2003.

TOWN CENTER CONDOMINIUM, L.L.C., an Illinois Limited Liability Company

By: DJF Heritage, L.L.C., an Illinois Limited Liability Company (Its "Manager")  
By: R. A. Faganel Builders, Inc., an Illinois Corporation (Its "Manager")

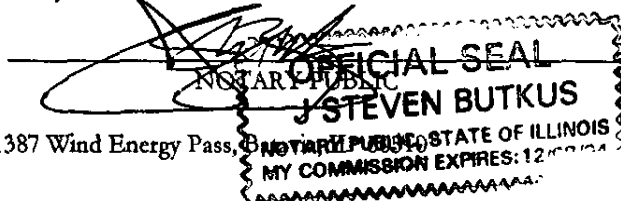
By: Janet T. Faganel  
Its: VICE PRESIDENT

State of Illinois, County of Kane SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that JANET T. FAGANEL, personally known to me to be the same person(s) whose name(s) is/are  
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such  
person(s) signed, sealed and delivered the said instrument as his/het/their free and voluntary act, and as duly  
authorized officers or agents on behalf of the Managers of the Grantor, TOWN CENTER  
CONDOMINIUM, L.L.C., for the uses and purposes therein set forth, including the release and waiver of the  
right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 3<sup>RD</sup> day of MARCH, 2003.



This instrument was prepared by:  
Donna Stops @ R.A. Faganel Builders, Inc., 1387 Wind Energy Pass,

BOX 333-CTI

8114255

Selina-Danada

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as:

UNIT NO. 3-8 IN MARKET STREET CONDOMINIUM, SITUATED AT SOUTHEAST CORNER OF WILLOW BLVD. AND MARKET STREET, WILLOW SPRINGS, IL

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: (1) general taxes not yet due or payable; (2) private, public or utility easements of record; (3) covenants, conditions, restrictions, permits and agreements of record; (4) the Illinois Condominium Property Act; (5) the Condominium Declaration and Plat, including all amendments and exhibits thereto; (6) the Master Association Declaration(s) now existing or hereafter placed of record; (7) encroachments, if any; (8) applicable zoning and building laws and ordinances and other ordinances;

STATE TAX

STATE OF ILLINOIS

MAR. 20. 03

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000046622

REAL ESTATE TRANSFER TAX
00216.00
FP 102808

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR. 20. 03

REVENUE STAMP

COUNTY TAX

# 0000046759

REAL ESTATE TRANSFER TAX
00108.00
FP 102802

30392790

MAIL TO:

Larry Mollini  
(Name)  
725 Brookbank Rd.  
(Address)  
WILLOWBROOK, IL 60527  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Same  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

faganel\MOLESKI wty deed

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT NO. 3-8 IN MARKET STREET CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND SET FORTH IN THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2003, AS DOCUMENT NO. 0030273844 BEING A SUBDIVISION OF LOT 22-B IN WILLOW SPRINGS VILLAGE CENTER UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2000, AS DOCUMENT NO. 0011136422 IN COOK COUNTY, ILLINOIS.

A LIMITED LICENSE FOR USE OF **GARAGE PARKING SPACE NO. 51**, AS A LIMITED COMMON ELEMENT APPURTENANT TO SUCH UNIT IS ALSO HEREBY GRANTED IN ACCORDANCE WITH THE TERMS OF SUCH DECLARATION.

P.I.N.(S): 18-33-304-014-0000; 18-33-306-001-0000; 18-33-307-001-0000; 18-33-307-002-0000;  
18-33-307-003-0000; 18-33-307-004-0000; 18-33-307-005-0000; 18-33-307-006-0000;  
18-33-307-007-0000; 18-33-309-048-0000; 18-33-309-049-0000 (UNDERLYING).

#### COMMON ADDRESS:

UNIT NO. 3-8 IN MARKET STREET CONDOMINIUM AT  
SOUTHEAST CORNER OF WILLOW BLVD. AND MARKET STREET  
WILLOW SPRINGS, ILLINOIS

MOLESKI wty deed

30392790