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Statutory (ILLINOIS)

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CONTOCON County Recorder

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THE GRANTOR, RTG – LA GRANGE, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington, LaGrange, IL, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to PAULA M. DINARDO, of 728 S. Oak, Pinsdale, Illinois 60521, GRANTEE, the following described Real Estate situated in the County of Cook in the Strue of Illinois, to wit:

SEF EXHIBIT "A" ATTACHED

Commonly Known As: Unit #410-305 and Parking Space #P-49, 410 W. Burlington Avenue, LaGrange, Illinois 60525

P.I.N: 18-04-121-135-0000 (affects underlying land)

The Real Estate does not constitute Homestead Property.

SUBJECT TO: (a) general real estate taxes not yet due as of the date hercef; (b) the Declaration of Condominium for Spring Avenue Station Condominium, as amended from time to time ("Condominium Declaration"); (c) utility and drainage easements; (d) building, building line and use or occupancy restrictions, conditions and covenants of record; (e) zoning laws and ordinances; (f) the Illinois Condominium Property Act; (g) drainage ditches, laterals, feeders, and drainage tiles; (h) liens and other matters of title over which the title insurer is willing to insure over at no cost to Grantee; and (i) conditions contained in the deed dated July 31, 1880 and recorded as Document No. 313720 regarding sale of liquor and gambling activity on the Real Estate; (j) Village of LaGrange Ordinance approving a preliminary and planned unit development plan; and; (k) acts done or suffered by Grantee (collectively the "Permitted Exceptions").

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration; 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.

There were no tenants in the Real Estate as the improvements have been newly constructed.

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The Granter warrants to the France that Cranter that Cran

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 11thday of _______ March, 2003 ______ RTG - LA GRANGE, L.L.C.

BY: R.T.G. LAND DEVELOPMENT CORPORATION, Manager

By: ________ Hard Development Corporation, Manager

By: _______ President

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that <u>Carrie Gammonley</u>, personally known to me to be the <u>Vice</u> President of R.T.G. LAND DEVELOPMENT CORPORATION, the Manager of RTG – LA GRANGE, 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 <u>Vice</u> President he or she signed and delivered the said instrument pursuant to authority of the Board of Directors of said Corporation as his or her free and voluntary act, and as the free and voluntary act of the Corporation and the Company.

Given under my hand and official seal this 11th day of 11arch, 2003

OFFICIAL SEAL

Notary Public

NOTAR: PUP LIC STATE OF ILLINOIS

This instrument was prepared by:

COUNTY OF DUPAGE

Gregory F. Smith, Esq. Lillig & Thorsness, Ltd. 1900 Spring Road, Suite 200 Oak Brook, IL 60523 (630) 571-1900

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SEND SUBSEQUENT TAX BILLS TO:

Lawrence C. DiNardo, Esq.	Paula M. DiNardo
Jones, Day, Reavis & Pogue	410 W. Burlington, #305
Chicago, Illinois 60601-169X	LaGrange, Illinois 60525

EXHIBIT "A"

LEGAL DESCRIPTION

UNITS 410-305 AND P-49 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011096800, AS AMENDED, IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



