



**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 **MARK BISCOTTI** and **MICHELE Di SILVESTRO**

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. 3-3 IN MARKET STREET CONDOMINIUM, SITUATED AT**  
**400 VILLAGE CIRCLE DRIVE, WILLOW SPRINGS, ILLINOIS**

DATED this 21<sup>st</sup> day of April, 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")**

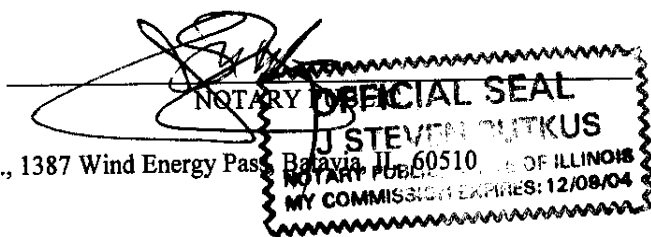
By: \_\_\_\_\_  
Its: Secretary

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 HOWARD LESTINE (Secy), 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/her/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. GIVEN under my hand and official seal, this 21<sup>st</sup> day of April, 2003.

IMPRESS SEAL HERE

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



812258123049542  
Danna

33

BOX 333-97



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as: UNIT NO. 3-3 IN MARKET STREET CONDOMINIUM,  
400 VILLAGE CIRCLE DRIVE,  
WILLOW SPRINGS, ILLINOIS

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  APR. 29. 03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000078679	REAL ESTATE TRANSFER TAX	COUNTY TAX  APR. 29. 03 REVENUE STAMP	# 0098700000	REAL ESTATE TRANSFER TAX	
		0021200				0010600
		FP 102808				FP 102802

MAIL TO:

Same as Tax Bills To  
 (Name)  
 \_\_\_\_\_  
 (Address)  
 \_\_\_\_\_  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mark Bisciotti  
 (Name)  
400 Village Circle # 303  
 (Address)  
Willow Springs, IL 60480  
 (City, State and Zip)

faganellbisciotti wty deed

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 3-3 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.

THE EXCLUSIVE LICENSE TO THE USE OF GARAGE PARKING SPACE 46, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND THE SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 0030273844.

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. 3-3 IN MARKET STREET CONDOMINIUM  
400 VILLAGE CIRCLE DRIVE  
(SOUTHEAST CORNER OF WILLOW BLVD. AND MARKET STREET)  
WILLOW SPRINGS, ILLINOIS

faganel\bisciotti wty deed