

# UNOFFICIAL COPY



0317033000

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/19/2003 07:10 AM Pg: 1 of 3

## WARRANTY DEED Statutory (ILLINOIS) (General)

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 Susan Stastny

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. SUBJECT TO: ( See reverse side.)

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

Address(es) of Real Estate: UNIT NO. 5-2 IN MARKET STREET CONDOMINIUM, SITUATED AT  
400 VILLAGE CIRCLE DRIVE, WILLOW SPRINGS, ILLINOIS

DATED this 13 th day of May, 2003.

19-33-307-001  
002  
004  
005

**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:

*[Signature]*  
*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 \_\_\_\_\_, 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 13th day of MAY, 2003.

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by:

Donna Knops @ R.A. Faganel Builders, Inc., 1387 Wind Energy Pass, Batavia, IL 60510



BOX 333-CT1

1/2  
At Danada  
8130646

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 5-2 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 23, 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): 19-33-307-001-0000;  
19-33-307-002-0000;  
19-33-307-004-0000;  
19-33-307-005-0000; (UNDERLYING).

#### COMMON ADDRESS:

UNIT NO. 5-2 IN MARKET STREET CONDOMINIUM  
400 VILLAGE CIRCLE DRIVE  
(SOUTHEAST CORNER OF WILLOW BLVD. AND MARKET STREET)  
WILLOW SPRINGS, ILLINOIS

faganel\market street condo unit sale docs\form lgl description

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as: UNIT NO 5--2 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 OF ILLINOIS

STATE TAX



JUN. 12. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000050675

REAL ESTATE TRANSFER TAX
0031100
FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 12. 03

REVENUE STAMP

# 0000050835

REAL ESTATE TRANSFER TAX
0015550
FP 102802

MAIL TO:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

*Susan T. Stearny*  
(Name)

*400 Village Circle Unit 5-2*  
(Address)

*Willow Springs IL*  
(City, State and Zip)

604130

faganel\marketstreetcondos\warrantydeed