

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Pokorny & Associates, Ltd. **T.I./CY**

1000 Jorie Blvd.

Suite 260

Oak Brook, IL 60523 CS 23094989 m



0319041043

Eugene "Gene" Moore Fee: \$26.00

Cook County Recorder of Deeds

Date: 07/09/2003 09:56 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

James A. Durkan, Trustee

One Beacon Place, Unit 207

La Grange, IL 60525

RECORDER'S STAMP

THE GRANTOR, BEACON PLACE LLC, 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:

Single
JAMES A. DURKAN, Trustee and his successors in trust
~~Under the will of JAMES A. DURKAN, dated 11/8/95~~
of
6225 Edgebrook Lane, Indian Head Park, IL 60525


(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of La Grange, Cook County, State of Illinois, to wit:

Parcel 1: **Unit 207, Parking Unit P-89 and Storage Unit S-99** in the Beacon Place Condominiums as delineated on a Survey of the following described Property: Lot 1 in Beacon Place Subdivision, being a Resubdivision in the North Half of Section 4, Township 38 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 March 28, 2003 as Document Number 0030423323, which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0316031053 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: A Non-Exclusive Easement for the benefit of Parcel 1 as created by Declaration of Easement and Restrictions recorded August 31, 2001 as Document 0010810389 by Triangle Partners East, L.L.C., an Illinois limited liability company and Beacon Place LLC, an Illinois limited liability company, for the purpose of vehicular and pedestrian access, passage, and for ingress and egress to and from adjacent and public roads;

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.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 JUL.-7.03	0028300
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

0000052072

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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 Beacon 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 **18-04-209-001,-002,-003,-004,-005,-006,-010,-011 & -012-000**

Address of Real Estate: **One Beacon Place, La Grange, Illinois 60525**

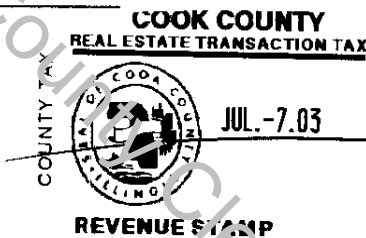
In Witness Whereof, said Grantor has caused its name to be signed to these presents this 18th day of June, 2003.

BEACON PLACE LLC, an Illinois limited liability company

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

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

STATE OF ILLINOIS)
) } ss.
COUNTY OF COOK)



REAL ESTATE TRANSFER TAX
0014150
FP 102802

0000052189

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 Beacon Place LLC, 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 18th day of June, 2003.

Katherine E Cyze
Notary Public
OFFICIAL SEAL
KATHERINE E CYZE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/16/04

NOTARIAL SEAL

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