

WARRANTY DEED

UNOFFICIAL COPY

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

DANIEL C. MCKAY Esq  
32 Briarwood So  
Oak Brook IL 60523-8703



0322433144

Eugene "Gene" Moore Fee: \$26.00

Cook County Recorder of Deeds

Date: 08/12/2003 09:15 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Michael J. Rossman and Valerie L. De Luca  
40 East Northwest Highway, Unit 202  
Mount Prospect, IL 60056

RECORDER'S STAMP

8127782JP 104

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2

THE GRANTOR, VILLAGE LOFTS, L.L.C., 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

MICHAEL J. ROSSMAN\* and VALERIE L. DE LUCA,\*  
as tenants in common, but not as joint tenants

*MJ Rossman*  
*VL De Luca*

2542 Prairie Avenue, #36, Evanston, IL 60201

2544

(NAME AND ADDRESS OF GRANTEE)

\* A single person

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

Unit 202, Unit P-54 and Unit S-54, in The Lofts at Village Centre, a Condominium, as delineated on a Survey of the following described Property: Part of Lot 1 in Village Centre Phase 1-B, according to the Plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 6, 2001 as Document Number 00111550055, which Survey is attached as exhibit "C" to the Declaration of Condominium Recorded as Document Number 0021438162, together with the percentage interest of each such Unit in the Common Elements, ALL IN COOK COUNTY, ILLINOIS;

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.

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 Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Lofts at Village Centre 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, covenants, conditions and restrictions existing

BOX 333-CR

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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 08-12-108-005, -006, -010, -011, -012, -020, -025, -027, -028, -033, -034, -035, -036

Address of Real Estate: 40 East Northwest Highway, Mount Prospect, IL 60056

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 15th day of May, 2003.

**VILLAGE LOFTS, L.L.C., an Illinois limited liability Company**

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

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

STATE OF ILLINOIS

COUNTY OF COOK

24659 945.<sup>00</sup>

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 Village Lofts, 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 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 15th day of May, 2003.

*Robert C. Woods, Jr.*  
Notary Public  
OFFICIAL SEAL  
Robert C. Woods, Jr.  
Notary Public, State of Illinois  
Cook County  
My Commission Expires Oct. 17, 2003

NOTARIAL SEAL


VILLAGE OF MOUNT PROSPECT  
TRANSFER STAMP

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

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

STATE TAX

**STATE OF ILLINOIS**



AUG.-8.03

**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000054133


**REAL ESTATE TRANSFER TAX**

00315.00

**FP 102808**

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG.-8.03

**REVENUE STAMP**

# 0000054271

**REAL ESTATE TRANSFER TAX**

00157.50

**FP 102802**