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Doc#: 0407203107
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/12/2004 02:16 PM Pg: 1 of 3

This instrument was prepared by:

W. Marshall Snow, Attorney at Law
610 East Roosevelt Road, Suite 100
Wheaton IL 60187

Send subsequent tax bills to:

HARTFORD DEVELOPMENT, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY
12744 Beaver Den Trail
Homer Glen, Illinois, 60491

WARRANTY DEED

THE GRANTORS, **BYRON M. GREGORY AND SEAN GREGORY, BOTH MARRIED MEN**, of the City of Homewood, County of Cook, and State of Illinois, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **HARTFORD DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, GRANTEE, of the City of Homer Glen, County of Cook, and State of Illinois, the following described real estate situated in the City of Chicago Heights, County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Subject to the following permitted exceptions, if any: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; SPECIAL ASSESSMENTS CONFIRMED AFTER 2/12/04; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE PIPE OR OTHER CONDUIT; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE HOMEOWNERS ASSOCIATION DECLARATION, AND ALL AMENDMENTS THERETO; ANY EASEMENT ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO; AND INSTALLMENTS OF ASSOCIATION ASSESSMENTS DUE AFTER THE DATE OF CLOSING.

TO HAVE AND TO HOLD said real estate unto said GRANTEE, and to proper use, benefit and behoof of said GRANTEE, *FOREVER*.

Continued...

STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
MAR. 12. 04	0012000
# 0000002224	EP326660
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

Box 430

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EXHIBIT A

*****PARCEL 1:**

LOTS 50, 51, 52 AND 53 IN ROBERTS COVE RESUBDIVISION NO. 2, BEING A SUBDIVISION OF LOT 33 OF ROBERTS COVE SUBDIVISION AND LOT 32 OF ROBERTS COVE RESUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER LOT 65 OF ROBERTS COVE RESUBDIVISION NO. 2 RECORDED MARCH 17, 1989 AS DOCUMENT 89118412 AND AS SET FORTH IN CERTIFICATE OF ADDENDUM RECORDED APRIL 26, 1989 AS DOCUMENT 89185471 AND AS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED OCTOBER 3, 1988 AS DOCUMENT 88453061.***

PINs:

PERMANENT REAL ESTATE INDEX NO. 32-18-220-001-0000, Vol. 013
PERMANENT REAL ESTATE INDEX NO. 32-18-220-002-0000, Vol. 013
PERMANENT REAL ESTATE INDEX NO. 32-18-220-003-0000, Vol. 013
PERMANENT REAL ESTATE INDEX NO. 32-18-220-004-0000, Vol. 013

Common Address: Lots 50, 51, 52 and 53 Shea Drive
Flossmoor (mailing address), Chicago Heights, Illinois, 60422