# **UNOFFICIAL COPY**

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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



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

### WARRANTY DEED

THE GRANTORS, BYRON M. GKEGORY 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 ILL NOIS 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: GENERA', 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 THE 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...

ATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

OO 120,00

FEAL ESTATE TRANSFER TAX

EP 3 2 6 6 6 0

BOX 430

## JNOFFICIAL CO

Warranty Deed - continued...

GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and certify that this property is not homestead property for Grantors nor their spouses.

DATED this 11th day of March, 2004.

SEAN GRÉGOR

State of Illinois

SS.

County of Cook

I, the undersigned, a notary rublic in and for said County and State aforesaid, DO HEREBY CERTIFY that BYRON M. GREGORY AND SLAN GREGORY, BOTH MARRIED MEN, personally known to me to be the same person(s) whose name is/a/e subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses a 10 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official sea: this 11th day of March, 2004.

Notary Public

After recording feturn to:

MAIL TAX BILLS HARTFORD DEVELOPMENT, LLC.

AN ILLINOIS LIMITED LIABILITY COMPANY

12744 Beaver Den Trail

OFFICIAL SEAL wore ni w

Homer Glen, Illinois, 60491

REAL ESTATE TRANSFER Ø00&000

HAR. 12.04

CELL OF CHICAGO

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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 VEHICULAP 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 884,3661.\*\*\*

#### PINs:

PERMANENT REAL ESTATE INDEX NO. 32 /5-220-001-0000, Vol. 013 PERMANENT REAL ESTATE INDEX NO. 32-15-220-002-0000, 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, 63422