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LEGAL FORMS

WARRANTY DEED Statutory (Illinois) (Limited Liability Company to Individual)

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Doc#: 0409104135
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/31/2004 02:24 PM Pg: 1 of 3

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Above Space for Recorder's use only

THE GRANTOR:

1 of 2

Westgate Valley, 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 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to

Gareth M. Troake & Joanne Troake, ^{husband & wife} as joint tenants, ^{not as tenants in common} 711 W. Melrose Street, #E1, Chicago, IL 60657
but as Tenants by the Entirety

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:


See attached legal description:

Permanent Real Estate Index Number(s): 24-32-300-023
Address(es) of Real Estate: 13368 Forest Ridge Drive, Palos Heights, IL 60463
SUBJECT TO: covenants, conditions and restrictions of record, Document No. (s) _____
and to General Taxes for 2004 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Operating Manager, this 23rd day of February, 2004.

WESTGATE VALLEY, L.L.C.
(Name of Limited Liability Company)

Impress
Corporate Seal
Here

By 

Operating Manager

MICOR TITLE INSURANCE

BOX 15

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WARRANTY DEED
L. L. C. to Individual

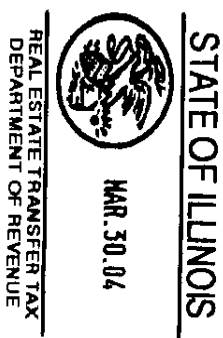
TO

COUNTY TAX



0000017172
REAL ESTATE TRANSFER TAX
0011700
FP326707

STATE TAX



0000017243
REAL ESTATE TRANSFER TAX
0023400
FP102809

LEGAL FORMS

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kenneth Struck, personally known to me to be the Operating Manager of Westgate Valley, L.L.C. 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 Operating Manager, he signed and delivered the said instrument, pursuant to the authority given by the Managers of said Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of February, 2004.

Janice Bierer
NOTARY PUBLIC

Commission expires February 10, 2007



This instrument was prepared by Janice Bierer, 1904 Wright Blvd., Schaumburg, IL 60193

(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Gareth M. & Joanne Troake
(Name)

13368 Forest Ridge Drive
(Address)

Palos Heights, IL 60463
(City, State and Zip)

MAIL TO:

JULIE LAWLER
(Name)
HILBERT LAWLER & POWER
36 S. WABASH, STE. 1300
(Address)
CHICAGO, IL 60603
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

(City, State and Zip)

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UNIT 13368 IN FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NUMBER 00250556 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 2000 AS DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME.

COMMON ADDRESS: 13368 FOREST RIDGE DR., PALOS HEIGHTS, IL 60463
PERMANENT INDEX NOS. 24-32-300-023

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