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**ILLINOIS STATUTORY WARRANTY DEED
CORPORATION TO INDIVIDUAL
JOINT TENANCY**

Doc#: 0411342063
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/22/2004 08:23 AM Pg: 1 of 3

RETURN TO: John Russo
1034 Ridgeview Dr.
Inverness, IL 60010

SEND SUBSEQUENT TAX BILLS TO: John M. and Jacqueline Russo

1034 Ridgeview Drive
Inverness, IL 60010

RECORDER'S STAMP

THE GRANTOR, Toll IL II, L.P., an Illinois limited partnership in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Convey(s) and Warrant(s) to John M. Russo and Jacqueline Russo**, of the City of Inverness, IL 60010, County of Cook, State of Illinois, **(AS TENENTS BY THE ENTIRETY)** the following described Real Estate, to wit:

Being Unit #47, in The Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates at Inverness Ridge—Unit 1, being a subdivision of part of the West half of Section 24, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as document no. 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded _____, 200__ as document no. _____, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois. *See attached*

Situated in the Village of Inverness, Cook County, State of Illinois.

Permanent Tax Identification No.(s) 01-24-100-024 01-24-100-021

(ALL AFFECT UNDERLYING LAND)

Property address: **1034 Ridgeview Drive, Inverness, IL 60010**

In witness whereof, said limited partnership has caused its corporate seal to be affixed hereto, and this document executed on its behalf by its Assistant Vice President and attested to by its Assistant Secretary, all in accordance with its bylaws and charter.

Dated this 17th day of March, 2004.

Toll IL II, L.P.

Attest: Dennis Welch
Dennis Welch, Assistant Secretary

By: Andrew Stern
Andrew Stern, Vice President for
Toll IL GP, General Partner

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State of Illinois)
Cook County) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Andrew Stern personally known to me to be the Vice President of the limited partnership and Dennis Welch personally known to me to be the Assistant Secretary of said limited partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument in their respective positions as such Vice President and Assistant Secretary, and caused the corporate seal of said limited partnership to be affixed thereto, pursuant to authority given them by the Board of Directors of said limited partnership, as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and seal, this 17th

day of March, 2004

Notary Public - John T. Casey



Impress seal here

AFFIX TRANSFER STAMPS ABOVE
OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph Section 31-45 of said Law.

Buyer, Seller or Representative _____ Date: _____, 2003

This instrument prepared by:

TOLL IL II, L.P.
Charles E. Moscony, Vice President
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 19006

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit No. 47, in The Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates at Inverness Ridge--Unit 1, being a subdivision of part of the West half of Section 24, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as document no. 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 2, 2002 as document no. 0021080525, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 01-24-100-024 Vol. 001

01-24-100-021

Property Address: 1034 Ridgeview Drive, Inverness, Illinois 60010

Property of Cook County Clerk's Office

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself its successors and assigns, the rights and easement set forth in said declaration for the benefit of the remaining property described therein. 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 therein.

0020010001
RECORDING
FEB 11 2003
COOK COUNTY CLERK'S OFFICE

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB 11 2003
No. 10047
103.75