

UNOFFICIAL COPY



Doc#: 0412629260
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/05/2004 02:47 PM Pg: 1 of 3

LEGAL FORMS

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

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

PT-2485

Above Space for Recorder's use only

THE GRANTOR

1 OF 1

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

Thomas J. Smoter, 12739 S. Page Street, Calumet Park, IL 60827

(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: 13300 Greenleaf Court, 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 31st day of March, 20 04.

WESTGATE VALLEY, L.L.C.

Impress
Corporate Seal
Here

By

(Name of Limited Liability Company)

Operating Manager

HOME TITLE INSURANCE

BOX 15

UNOFFICIAL COPY

LEGAL FORMS

WARRANTY DEED
L. L. C. to Individual

TO

Property of Cook County Clerk's Office

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 31st day of March, 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:

MAIL TO: { Thomas J. Smoter
(Name)
13300 Greenleaf Court
(Address)
Palos Heights, IL 60463
(City, State and Zip)

Thomas J. Smoter
(Name)
13300 Greenleaf Court
(Address)
Palos Heights, IL 60463
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

UNIT 13300 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: 13300 GREENLEAF CT., PALOS HEIGHTS, IL 60463
 PERMANENT INDEX NOS. 24-32-300-023

COOK COUNTY
REAL ESTATE TRANSFER TAX

COUNTY TAX

APR. 28. 04

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00136.00
0000018169 FP326707

STATE OF ILLINOIS

STATE TAX

APR. 28. 04

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00272.00
0000018243 FP 102809