

# UNOFFICIAL COPY

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## WARRANTY DEED

THE GRANTOR, KSL ENTERPRISES OF ILLINOIS, L.L.C., of the City of Northlake, County of Cook, State of Illinois, for and in consideration of \$10.00 (TEN DOLLARS), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Pascual Payan and Amalia Duarte, *husband and wife* as tenants by the entirety, of 10330 W. Dickens # 115D, Melrose Park, IL 60164, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 5, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 44 King ARTHUR COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0415534020, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 44 King Arthur Court Unit 5, Northlake, IL 60164

Permanent Real Estate Index Number: 12-30-402-028

This property is not homestead property of the seller.

SUBJECT TO: General Taxes for 2003 and subsequent years; covenants, conditions and restrictions contained in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and Bylaws for the 44 King Arthur Court Condominiums; and other covenants, conditions, easements and restrictions of record.

The tenant of the unit failed to exercise the option to purchase the subject unit.

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 easements, if any, as set forth in said Declaration for the benefit of the remaining land described therein.

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals this 18th day of June, 2004.

KSL ENTERPRISES OF ILLINOIS, L.L.C.

BY: *Severinas Krutulis* 2  
SEVERINAS KRUTULIS, MANAGER/MEMBER

BY: *Lucia Krutulis*  
LUCIA KRUTULIS, MANAGER/MEMBER



Doc#: 0418847024  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/06/2004 07:33 AM Pg: 1 of 2

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This instrument was prepared by: William D. Kelly, KELLY & KARRAS, LTD., Suite 205, 619 Enterprise Drive, Oak Brook, Illinois 60523

Send subsequent tax bills to: Pasqual Payan and Amalia Duarte, 44 King Arthur Court, Unit 5, Northlake, Illinois 60164

After Recording, Return To: James M. Pauletto, P.O. Box 2010, Northlake, IL 60164

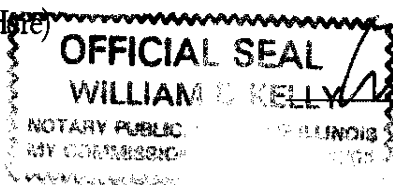
STATE OF ILLINOIS

COUNTY OF DU PAGE

I, William D. Kelly, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SEVERINAS KRUTULIS and LUCIA KRUTULIS, being all the members of KSL ENTERPRISES OF ILLINOIS, L.L.C., 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, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of June, 2004.

(Impress Seal Here)



*William D. Kelly*  
Notary Public

Commission expires:

