

24036242/82111
WARRANTY DEED

UNOFFICIAL COPY

Statutory (ILLINOIS)
(Limited Liability Company to Individual)



Doc#: 0421842119
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/05/2004 08:54 AM Pg: 1 of 3

THE GRANTOR,
REMINGTON AT HIDDEN GLEN, LLC,
400 River Ridge Drive, Elgin, Illinois 60123

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 No/100---(\$10.00)---
DOLLARS, & other good & valuable
consideration, in hand paid, and pursuant to
authority given by the Board of Directors of
said limited liability company,
CONVEYS and WARRANTS to

Thomas M. Capalbo, individual, and Marjorie Penton, individual, as joint tenants, with right of survivorship, not as tenants
in common, as grantee, of 2508 Crooked Creek Road, Unit 104, Schaumburg, Illinois, 60173

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

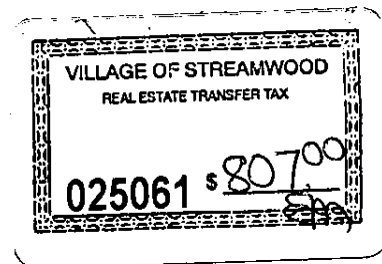
PARCEL 1: UNIT 19-2 IN OAKS AT HIDDEN GLEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE: LOTS IN OAKS OF HIDDEN GLEN, A SUBDIVISION OF
PART OF LOT 1 IN THE STREAMWOOD COMMERCIAL SHOPPING AREA SUBDIVISION AND PART OF
THE NORTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1999 AS DOCUMENT
99802830, IN COOK COUNTY, ILLINOIS, AND NON-EASEMENT AREAS AND BLANKET UTILITY
EASEMENT AREAS IN THE OAKS AT HIDDEN GLEN PHASE II, RECORDED AUGUST 23, 1999 AS
DOCUMENT 99802829, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT 00338422, AS AMENDED FROM TIME TO TIME, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PRIVATE DRIVEWAY, ENTRYWAY, PORCH AND
BALCONY NUMBER FOR UNIT 19-2 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE
DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT
00338422.

SUBJECT TO: General real estate taxes not yet due and payable; the Master Declaration, as amended from time to
time (if any); utility easements of record; covenants, conditions, restrictions and building lines of record; and acts done or
suffered by Purchaser.

Permanent Real Estate Index Number (s): 06-26-118-009-1052

Address (es) of Real Estate: 3 Samuel Drive, Streamwood, Illinois 60107



BOX 333-CT

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Property of Cook County Clerk's Office

COOK COUNTY NO. 016
3 2 8 6 2 6

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10666 AUG-3'04 DEPT. OF REVENUE

269.00

3 5 5 7 8 8

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG-3'04

P.O. 11427

134.50

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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 Manager, and attested by its Asst. Secretary, this 23rd day of April, 2004.

REMINGTON AT HIDDEN GLEN, LLC

BY: 

Jay Dulla - Manager

ATTEST: 

Jenn Fugman - Asst. Secretary

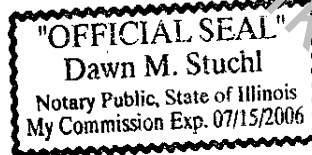
State of Illinois, County of Kane ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Jay Dulla personally known to me to be the Manager of the limited liability company, and Jenn Fugman

personally known to me to be the Asst. Secretary of said limited liability company, 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 severally acknowledged that as such Manager and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto pursuant to authority given by the Board of Directors of said limited liability company, as their 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 April, 2004.

Commission expires July 15, 2006. 

Notary Public



This instrument was prepared by Dawn Stuchl, 400 River Ridge Drive, Elgin, IL 60123.

Mail Recorded Document To:

John Clery
1111 Plaza STE 588
Schaumburg, IL 60173

Send Subsequent Tax Bills To:

Thomas M. Capalbo and Marjorie Penton
3 Samuel Drive
Streamwood, IL 60107