

UNOFFICIAL COPY

WARRANTY DEED



COOK COUNTY, ILLINOIS

Doc#: 0429314052
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/19/2004 07:40 AM Pg: 1 of 2

TICOR
550206

Above Space for Recorder's Use Only

THE GRANTOR, Billy Bob Marketing, L.L.C, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to ~~RAJENDRAKUMAR C. RAJENDRA PATEL AND AKSHA R. PATEL, HIS WIFE, AS JOINT TENANTS~~ RAJENDRA PATEL AND AKSHA R. PATEL, HIS WIFE, AS JOINT TENANTS the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and subsequent years; Covenants, conditions and record including, but not limited to: 2004 Amendment to Development Agreement, Planned Unit Development Ordinance Number 02-2354; Amended and Restated Declaration of Covenants, Conditions and Restrictions and By-Laws of Kelvin Lane Property Owners Association; Declaration of Condominium Ownership and Covenants, Conditions, Easements, and Restrictions for Kelvin Park Condominium and Village of Schiller Park Special Service Areas 7 and 8.

Permanent Real Estate Index Number(s): 17-10-314-021-0000

Billy Bob Marketing, L.L.C

Mail to:

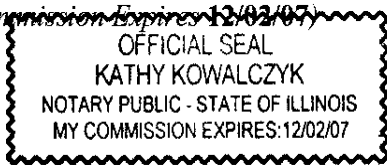
By Rose Barnhart
(SEAL) as Managing Member of
aforesaid

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Rose Barnhart, Managing Member of Billy Bob Marketing, L.L.C is personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal on 7/30/2004.

(My Commission Expires 12/02/07)



Kathy Kowalczyk
Notary Public

2KLY

BOX 15

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LEGAL DESCRIPTION

For the premises commonly know as 9415 W. Kelvin Lane W. Kelvin Lane , Schiller Park, IL 60176

UNIT NUMBER 3171 IN THE KRISTINA PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWINH DESCRIBED TRACT OF LAND:


LOT 3 (EXCEPT THE WEST 74.0 FEET OF THE NORTH 146.0 FEET OF LOT 3, THE EAST 54.0 FEET OF THE WEST 128.0 FEET OF THE NORTH 29.72 FEET OF THE SOUTH 53.72 FEET, THE NORTH 10.0 FEET AND THE SOUTH 45.0 FEET THEREOF) IN THE KRISTINA SUBDIVISION, BEING A SUBDIVISION OF LOTS 8 THROUGHT 30, BOTH INCLUSIVE, AND VACATED PORTIONS OF WESLEY TERRACE AND KELVIN LANE IN KELVIN PARK, A SUBDIVISION IN THE NORTH SECTION OF ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421010079 ; TOGETHER WITH ITS UNDIVIDED PRECENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set for the 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 the Declaration were recited and stipulated at length herein.

The tenant of the unit had no right of first refusal.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000022668	REAL ESTATE TRANSFER TAX
	OCT.-2.04		00097.00
			FP 102809

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000022622	REAL ESTATE TRANSFER TAX
	OCT.-6.04		00048.50
			FP326707