

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Dianne E. Kinast
750 South Pearson Unit #905
Des Plaines, Illinois 60016



Doc#: 0435802133
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/23/2004 08:11 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

RECORDER'S STAMP

Dianne E. Kinast
750 South Pearson Unit #905
Des Plaines, Illinois 60016

00191683 zc

THE GRANTOR, **LIBRARY COURTE, 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, having previously conveyed Parcels 1 and 2 of the following described property, does, for and in consideration of the sum of ten and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to **Dianne E. Kinast, 750 South Pearson, Unit #905, Des Plaines, Illinois, 60616** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1 (Previously Conveyed): **UNIT 1-905** IN THE LIBRARY COURTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ON AUGUST 17, 1999 AS DOCUMENT NUMBER 99784926 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0010707755**, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2 (Previously Conveyed): NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOT 7 IN LIBRARY PLAZA SUBDIVISION AFORESAID AS GRANTED AND CONVEYED TO IN THE INGRESS AND EGRESS AGREEMENT RECORDED AUGUST 17, 1999 AND KNOWN AS DOCUMENT NUMBER 99784925, IN COOK COUNTY ILLINOIS;

PARCEL 3 (Hereby Sold, Conveyed and Warranted): THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER **1U-31** and STORAGE SPACE NUMBER **1L-32**, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER **0010707755**

All in Cook County, Illinois

Exempt deed or instrument
eligible for recordation
without payment of tax.

PERMANENT TAX NUMBER (Parcel 1) : 09-17-419-041-1051

S. Brown 12/15/04

ADDRESS OF PROPERTY (Parcel 1): 750 South Pearson #905, Des Plaines, Illinois 60016 of Des Plaines

GRANTOR ALSO HEREBY GRANTS TO THE 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 OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

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BOX 333-CT

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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 HEREIN.

THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LIBRARY COURTE CONDOMINIUM ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; AND SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this ____ the day of _____, 200__

LIBRARY COURTE, L.L.C.

By: **Norwood Construction, Inc. its Manager**

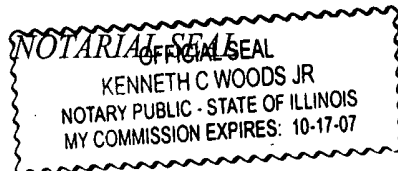
By: *Susan J. Smith*
Assistant Vice-President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., the Manager of Library Courte, 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 Assistant Vice President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of Library Courte, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th the day of DECEMBER, 2004.

Kenneth C Woods Jr
Notary Public



*Exempt under the provisions of Paragraph 4 of the Real Estate Transfer Tax Act
Date: 12/15/04
Signature: Stacy Orleans*

This instrument was prepared by:
Stacey Orleans
7458 N. Harlem Avenue, Chicago, IL 60631.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/8-5022).

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

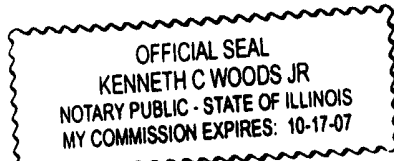
Dated 12/15, 2004
Signature: Stacy Orlean (Grantor or Agent)

Subscribed and sworn to before me by the

said _____

this 15th day of DECEMBER

2004.



Kenneth C Woods Jr (Notary Public)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

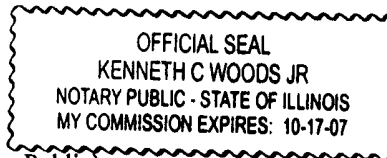
Dated _____, 20____
Signature: Stacy Orlean (Grantee or Agent)

Subscribed and sworn to before me by the

said _____

this 15th day of DECEMBER

2004.



Kenneth C Woods Jr (Notary Public)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]