

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

8262888 CTDF

THIS CONVEYANCE, made this 21st day of February, 2005, between **Gatewest, LLC, an Illinois limited liability company**, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and **James A. Vroegh and Cheryl L. Vroegh**, Husband and Wife, party of the second part.

WITNESSETH, that the party of the first part, and in consideration of the sum of **TEN &**

00/100 DOLLARS and other goods and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to their (his) heirs and assigns, **FOREVER**, not as tenants in common, not as joint tenants, but as tenants by the entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT # **3605** IN THE WESTGATE VALLEY TOWNHOMES CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN WESTGATE VALLEY TOWNHOME SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED **March 27, 2000** AS DOCUMENT NUMBER **00214379** IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME-TO-TIME.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances. **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their (his) heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their (his) heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that it will warrant and defend the said premises, against all persons claiming the same, by, through, or under it, subject to:

- 1) Real Estate Taxes not yet due and payable
- 2) Easement for public utilities and drainage erosion or the Westgate Valley Townhome Plat of Subdivision recorded as document number **99673926**




Doc#: 0506302204
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/04/2005 09:13 AM Pg: 1 of 4

BOX 334 CTI

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Property of Cook County Clerk's Office

COOK COUNTY
 REAL ESTATE TRANSFER TAX
 COUNTY TAX
 REVENUE STAMP
 MAR. 2.05



REAL ESTATE TRANSFER TAX	FP 103034
REAL ESTATE TRANSFER TAX	0017500
# 0000000316	

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 MAR. 2.05



REAL ESTATE TRANSFER TAX	ED 102022
REAL ESTATE TRANSFER TAX	0035000
# 0000000254	

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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 as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

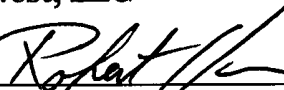
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant, if any, of the Unit conveyed hereunder, either waived, failed to exercise or had no right of first refusal to purchase the said Unit.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Gatewest, LLC

BY:


Robert C Orouse


Permanent Real Estate Number (s) : **24-31-401-026** (affects unit other property)

Address of real estate: **3605 Spyglass Circle, Palos Heights, Illinois 60463**

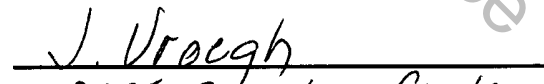
This instrument was prepared by:

Westgate, LLC
 1141 East Main Street, Suite# 202
 East Dundee, Illinois 60118

After Recording Mail To:


 1000 W 127th St
 Palos Hts IL 60463

Send Future Tax Bills To:


 3605 Spyglass Circle
 Palos Hts IL 60463

