

# UNOFFICIAL COPY

LEGAL FORMS

**WARRANTY DEED**  
Statutory (Illinois)  
(Limited Liability  
Company to Individual)



Doc#: 0507502323  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/16/2005 11:29 AM Pg: 1 of 3

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PT-4157 *DISCOUNT*

Above Space for Recorder's use only

THE GRANTOR

1 OF 1

Westgate Valley, 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, for and in consideration of the sum of Ten and 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to

John R. Sullivan & Mary Anne Sullivan, as husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety, 4233 W. 148th Street, Midlothian, IL 60445

(Name and Address of Grantee)

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

See attached legal description.

Permanent Real Estate Index Number(s): 24-32-300-043

Address(es) of Real Estate: 13212 Greenleaf Trail, Palos Heights, IL 60463

SUBJECT TO: covenants, conditions and restrictions of record, Document No. (s) \_\_\_\_\_

and to General Taxes for 2005 and subsequent years.

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 Operating Manager, this 16th day of February, 2005.

WESTGATE VALLEY, L.L.C.

Impress  
Corporate Seal  
Here

By [Signature] (Name of Limited Liability Company)

Operating Manager

BOX 15

# UNOFFICIAL COPY

WARRANTY DEED  
L. L. C. to Individual

TO

LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kenneth Struck, personally known to me to be the Operating Manager of Westgate Valley, 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 Operating Manager, he signed and delivered the said instrument, pursuant to the authority given by the Managers of said Limited Liability Company, as his 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 16th day of February, 2005

*Janice Bierer*

NOTARY PUBLIC

Commission expires February 10, 2007



This instrument was prepared by Janice Bierer, 1904 Wright Blvd., Schaumburg, IL 60193

(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

John R. & Mary Anne Sullivan

(Name)

13212 Greenleaf Trail

(Address)

Palos Heights, IL 60463

(City, State and Zip)

MAIL TO:

John R. & Mary Anne Sullivan

(Name)

13212 Greenleaf Trail

(Address)

Palos Heights, IL 60463

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

UNIT 13212 IN FOREST RIDGE AT WESTGATE VALLEY DUPLEX TOWNHOME CONDOMINIUMS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 19, 2003 AS DOCUMENT NUMBER 0030235646; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, A PART OF FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000 AS DOCUMENT NUMBER 00250556 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 2000 AS DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION: AS AMENDED FROM TIME TO TIME.

COMMON ADDRESS: 13212 GREENLEAF TRAIL, PALOS HEIGHTS, IL 60463  
 PERMANENT INDEX NO. 24-32-300-043

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX

REVENUE STAMP

COOK COUNTY TAX

MAR 15 05

0000026536

REAL ESTATE  
 TRANSFER TAX

00203.50

FP326707

STATE OF ILLINOIS

STATE TAX

MAR. 15. 05

0000026613

REAL ESTATE  
 TRANSFER TAX

00407.00

FP 102809

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE