

UNOFFICIAL COPY

WARRANTY DEED

REGENCY OAKS



Doc#: 0508911261
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/30/2005 01:20 PM Pg: 1 of 3

411518

The Grantor, **Regency Oaks Limited Partnership**, an Illinois limited partnership, by **Kimball Hill Homes Illinois, LLC**, an Illinois limited liability company, its sole general partner, of Rolling Meadows, Illinois, 60008, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Management Committee of said company, conveys and warrants to: **William Romashko and Julie Romashko (Husband and Wife)**, Grantee(s), not in Joint Tenancy, ~~but in Joint Tenancy~~, the following described real estate situated in Cook County, Illinois: *but AS tenants by the Entirety*

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the Master Declaration of Covenants, Restrictions and Grant of Easements recorded on September 24, 2003, as Document No. 0326719152, and any and all amendments thereto; the Declaration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0326719153, and any and all amendments thereto; and the Plat of Subdivision;
- General taxes and assessments accrued and not yet due; and
- Building, setback and zoning laws.

COMMONLY KNOWN AS
GRANTEE ADDRESS:

154 Regency Drive, Lot # 72
Bartlett, IL 60103

BLC

Real Estate Index Number: 06-34-300-004 06-34-302-004
06-34-302-002 06-34-302-009
06-34-302-003 06-34-302-010

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1820
CHICAGO, IL 60602

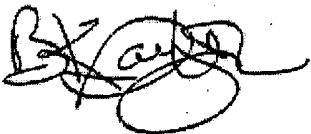
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SCHEDULE A
ALTA Commitment
File No.: 416518

LEGAL DESCRIPTION

Lot 72 in the Final Plat of Survey of Regency Oaks Subdivision, being a subdivision of part of the Southwest 1/4 of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 7, 2003 as document 0321918004 and as amended by certificate of correction recorded September 2, 2004 as document 0424639093, in Cook County, Illinois.

Property of Cook County Clerk's Office



Authorized Signature

STEWART TITLE COMPANY

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 11th day of March, 2005.


REGENCY OAKS LIMITED PARTNERSHIP,
an Illinois limited partnership

By: **Kimball Hill Homes Illinois, LLC**, an Illinois
limited liability company, its sole general
partner

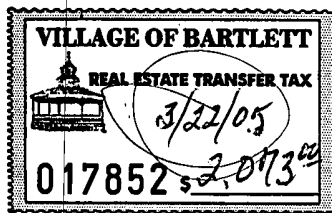
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	# 0000024938	0034375
	# 0000024938	FP 102810

REVENUE STAMP

MAR. 28. 05



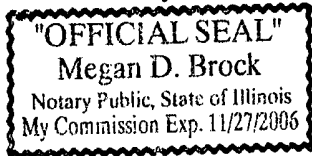
By: *Jack Wexelberg* lent



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, hereby certifies that Jack Wexelberg President of Kimball Hill Homes Illinois, LLC, is 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 severally acknowledged that as such Officer of said company signed and delivered the said instrument, pursuant to authority given by the Management Committee of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 11th day of March, 2005.



Megan D. Brock
Notary Public

SEND SUBSEQUENT TAX BILLS
~~AND RETURN TO:~~

William and Julie Romashko
10 Regency Drive, Lot # 72
Bartlett, IL 60103

This instrument was prepared by:

MAIL TO:
Steven L. Nicholas
1060 LAKE ST.
HANOVER PARK IL
60133

Corey Koch
Kimball Hill Homes
5999 New Wilke Road
Rolling Meadows, IL 60008

REAL ESTATE TRANSFER TAX	# 0000024938	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
STATE OF ILLINOIS	MAR. 28. 05	FP 102804

