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... WARRANTY DEED

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 06/14/2005 09:11 AM Pg: 1 of 3

REGENCY OAKS

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: John R. Pacente and Barbara Pricer te (Husband and Wife), Grantee(s), not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATT ACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- a) 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 Decliration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0226719153, and any and all amendments thereto; and the Plat of Subdivision;
- b) General taxes and assessments accrued and not yet due; and
- c) Building, setback and zoning laws.

COMMONLY KNOWN AS **GRANTEE ADDRESS:**

158 Regency Drive, Lot # 71 Bartlett, IL 60103

Permanent Index Numbers: 06-34-300-004

06-34-302-002

06-34-302-003

06-34-302-004 06-34-302-009

06-34-302-010

0516515046 Page: 2 of 3

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SCHEDULE A ALTA Commitment File No. 425286

LEGAL DESCRIPTION

Lot 71 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 Clark'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 20th day of May, 2005.

REGENCY OAKS LIMITED PARTNERSHIP,

an Illinois limited partnership

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

STATE OF ILLINO'S

) 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 20th day of May

"OFFICIAL SEAL" Heather Sachs Notary Public, State of Illinois

My Commission Exp. 07/12/2008

Notary Public

SEND SUBSEQUENT TAX BILLS AND RETURN TO:

This instrument was prepared by:

COOK COUNTY TE TRANSACTION TAX

JUN.-8.05 REVENUE STAMP

COUNTY TAX

REAL ESTATE 0000026342 TRANSFER TAX 0031300 FP 102810

John and Barbara Pacente 158 Regency Drive, Lot #71 Bartlett, IL 60103

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

0000026357

FP 102804	0062600	REAL ESTAT
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