

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Corporation)



Doc#: 0519422029  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 07:25 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S) Amod R. Setlur and Vidya R. Setlur Married to each other of the village/city of Willow Springs, County of Cook, State of IL for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to PRIMACY CLOSING CORPORATION, 6077 PRIMACY PARKWAY, #300, MEMPHIS, TN 38119

(Names and Address of Grantees)

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

### LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General taxes for \_\_\_\_\_ and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 23-06-402-036-0000

Address(es) of Real Estate: 92 Santa Fe Court, Willow Springs, IL 60470

Dated this 2nd day of April, 2005

X Amod R. Setlur

(SEAL)

X Vidya R. Setlur

(SEAL)

Amod R. Setlur

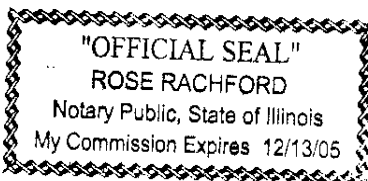
Vidya R. Setlur

(SEAL)

(SEAL)

✓ State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Amod R. Setlur and Vidya R. Setlur Married to each other personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



Rose Rachford

FIRST AMERICAN TITLE  
ORDER # 1057534

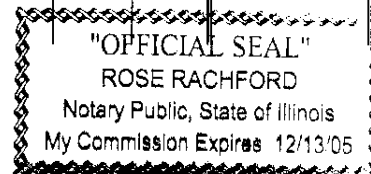
3P  
DG

# UNOFFICIAL COPY

**Warranty Deed**  
INDIVIDUAL TO CORPORATION

TO

Property of Cook County



Given under my hand and official seal, this 2nd day of April, 2005

Commission expires DECEMBER 13, 2005 ✓ Rose Rachford  
NOTARY PUBLIC

This instrument was prepared by: JOHN F. MORREALE, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

John F Morreale  
(Name)

449 TAFT Ave  
(Address)

Glen Ellyn, IL  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

TERRENCE LAMBERT/ROBERTA DOEPKE  
(Name)

92 SANTA FE COURT  
(Address)

WILLOW SPRINGS, IL 60480  
(City, State and Zip)

# UNOFFICIAL COPY


That part of Lot 53 in the Windings of Willow Ridge Phase Two being a subdivision of part of the South half of Section 6, Township 37 North, Range 12 East of the Third Principal Meridian, recorded as Document Number 09095991, described as follows: Commencing at the Southeast corner of the said Lot 53; thence North 04 degrees 32 minutes 21 seconds West along the Easterly line of the said Lot 53, a distance of 94.55 feet; thence South 89 degrees 54 minutes 17 seconds West, 43.71 feet to the center line of a party wall for the point of beginning; thence South 00 degrees 05 minutes 43 seconds East along said center line, 33.83 feet; thence South 89 degrees 54 minutes 17 seconds West, 7.12 feet; thence South 44 degrees 56 minutes 20 seconds West, 4.17 feet; thence South 45 degrees 15 minutes 25 seconds East, 4.33 feet ; thence South 00 degrees 05 minutes 43 seconds East, 17.17 feet; thence South 89 degrees 54 minutes 17 seconds West, 20.00 feet to the Southerly extension of the center line of a party wall; thence North 00 degrees 05 minutes 43 seconds West along said Southerly extension and along said center line, 57.00 feet; thence North 89 degrees 54 minutes 17 seconds East, 27.00 feet to the point of beginning; in Cook County, Illinois.

SUBJECT TO THE FOLLOWING IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.


Cook County Clerk's Office

REVENUE STAMP



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 21.05

STATE TAX



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
JUN. 21.05

# 0000011539

REAL ESTATE TRANSFER TAX
00162.50
FP 103028

# 0000011333

REAL ESTATE TRANSFER TAX
00325.00
FP 103027