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8275940 UNOFFICIAL COPY  
SPECIAL WARRANTY DEED

THIS CONVEYANCE, made this 13th day of June, 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 **Kathleen A. Dalby**, 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



Doc#: 0519433212  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 01:23 PM Pg: 1 of 3

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, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT # 1505 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**

BOX 334 CTT

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RR

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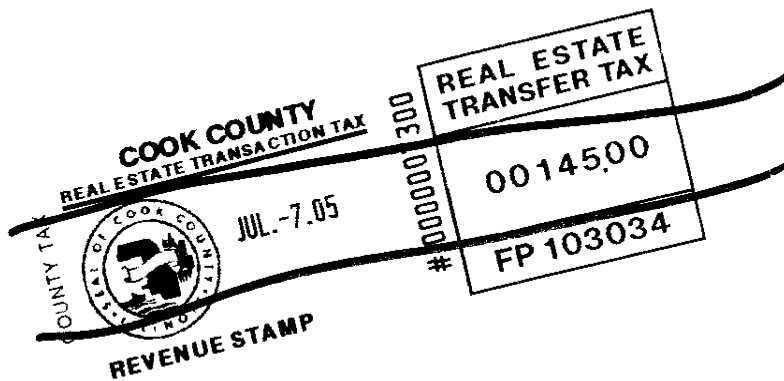
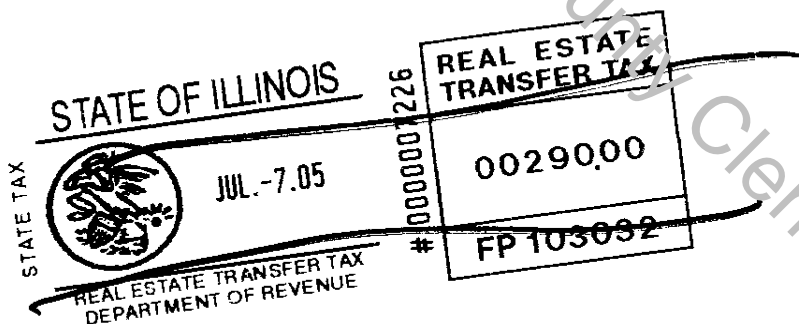
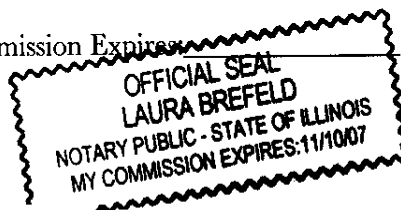
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Laura Brefeld, a Notary Public in and for the said County, in the State aforesaid DO HEREBY CERTIFY that **Robert C Crouse**, personally known to me to be the assistant manager of **Gatewest, LLC, an Illinois limited liability company**, 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 manager, he signed and delivered the said instrument as the free and voluntary act and deed of said limited liability company for the uses and purpose therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of June, 2005.

Laura Brefeld  
Notary Public

Commission Expires:



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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.

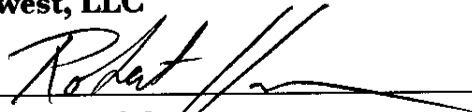
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 Crouse**

Permanent Real estate Number (s) : **27-31-404-015** (affects unit other property)

Address of real estate: **1505 Spyglass Circle, Palms Heights, Illinois 60463**

**This instrument was prepared by:**

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

**After Recording Mail To:**

JOHN E. DVORAK  
10560 W. CERMAK ROAD  
WESTHESTER, IL 60154

**Send Future Tax Bills To:**

KATHLEEN A. DIBBY  
1505 SPYGLASS CIRCLE  
PALMS HEIGHTS, IL 60463