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Warranty Deed Statutory (ILLINOIS) (Partnership to Individual)



Doc#: 0522346003

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/11/2005 07:45 AM Pg: 1 of 3

Above Space for Recorder's Use Only

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THE GRANTOR(5) Madison Homes Partnership, a Partnership 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 end in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by to: Partnership CONVEYS and WARRANTS to Kenneth Smith 4320, W. Thomas, Chicago, IL 60651

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

See legal description attached heret, and made a part hereof

Property Address: 22406 Lake Shore Drive, Richton Park, IL 60471

Permanent Index Number: 31-33-203-062-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and a General Taxes for 2004 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Partner(s), this 19th day of May 20 05

DMARRIEN to Detrice Smith

MADISON HOMES PARTNERSHIP

JLG Development, Inc., General Partner

James V/G

Garofalo, its President

LAND THUE, LTD.

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5/6138-2

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State of Illinois)) SS	
County of Cook)	
I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that James L. Garofalo personally known to me to be the President of JLO Development, Inc., General Partner of Madison Homes Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before rethis day in person, and severally acknowledged that as such General Partner he signed, sealed and delivered said instrument, pursuant to authority given by the Board of Directors of JLG Development, Inc. and by the General Partners of Madison Homes Partnership and as his free and voluntary act, and as the free and voluntary act and deed of said Corporation and General Partnership, for the uses and purposes therein set forth.	ne me

Given under my hand and official se	al, this <u>19th</u> day of _	May	, 20 <u>05</u>
NOTARY PUBLIC	Stephen B/27/06		
This instrument was prepared by:	John C. Crittin		
	Griffin & Gallagher		
	10001 S. Koberts Road	, in the second	
	Palos Hills, 1L 60465) · · ·	Des
MAIL TO:	SEND SUBSEC	UENT TAX	BILLS TO:
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PARCEL I

THE WEST 26.25 FEET OF THE EAST 109.10 FEET OF LOT 1 IN LAKE GEORGE TOWNHOMES SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS OUTLOT A FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION DOCUMENT 04-126-34046.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIPED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SETTORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN."





