## **UNOFFICIAL COPY**

### WARRANTY DEED - STATUTORY (ILLINOIS) (CORPORATION TO INDIVIDUAL)

THE GRANTOR: MONTALBANO BUILDERS, INC., a corporation 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 and in consideration of the sum of TEN and no/100, (\$10.00) DOLLARS, in hand paid, and pursuant to authority given the Board of Directors of said corporation, CONVEYS AND WARRANTS to:



0524335277 Fee: \$54.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/31/2005 10:21 AM Pg: 1 of 4

Ardis Y. Brown

6931 S. Wentworth Ave., Chreago, IL 60621

The following described real estate situated in the County of Cook in Illinois to wit:

(RECORDERS USE ONLY)

### SEE ATTACHED EXHIBIT A

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) covenants, conditions, and restrictions of record; 3) easements existing or of record; 4) building, building line and use or occupancy restrictions; 5) acts done or suffered by Buyer; 6) applicable ordinances of the City of Matteson; 7) special taxes or assessments not yet levied; 8) any exceptions to title which are insured over by the title Insurer; 9) Condominium and/or Homeowner's Association Documerus applicable to the Property, if and; 10) any matters caused by or relating to acts of purchaser or any party claiming by, through or under purchaser.

Permanent Real Estate Index Number(s):

31-20-114-003, 31-20-11/2-004, 31-20-116-012

address of Real Estate:

925 Fieldside Dr. Matteson, Il 60443

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chief Operating Officer, and attested by its Vice President of Community Operations, this Ath day of August, 2005.

MONTALBANO BUILDERS, INC, AN ILLINOIS CORPORATION

MARK'A. MALOUF, Chief Operating Office

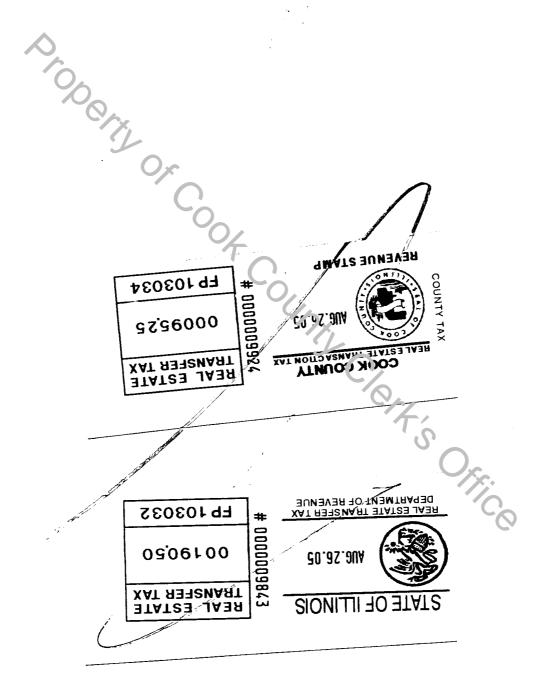
ATTEST:

TONY MONTALBANO, JR., Vice President of Community Operations

BOX 333-CTI

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS ) SS **COUNTY OF DU PAGE** 

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MARK A. MALOUF personally known to me to be the CHIEF OPERATING OFFICER of MONTALBANO BUILDERS, INC., an Illinois corporation, and TONY MONTALBANO, JR. personally known to me to be the VICE PRESIDENT OF COMMUNITY OPERATIONS of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such CHIEF OPERATING OFFICER and VICE PRESIDENT OF COMMUNITY OPERATIONS, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto. pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

3004

GIVEN under my hand and official seal, this

day of August, 2005.

This instrument was prepared by:

Michael McGurn Montalbano Builders, Inc. 2208 Midwest Road Oak Brook Il 60523

**Attn: Therese Foley** 

SPA'S OFFICE MAIL SUBSEQUENT TAX BILLS AND RECORDED DEED TO:

Ardis Y. Brown 925 Fieldside Dr. Matteson, Il 60443

> WARRANTY DEED **Corporation to Individual**

MONTALBANO BUILDERS, INC., AN ILLINOIS CORPORATION

TO

Ardis Y. Brown

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STREET ADDRESS: 925 FIELDS DE DR. FIELDS DE DR.

CITY: MATTESON COUNTY: COOK

TAX NUMBER: 31-20-116-012-0000

#### **LEGAL DESCRIPTION:**

UNIT NUMBER 1233 IN GLENEAGLE TRAIL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN GLENEAGLE TRAIL, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 31, 2004, AS DOCUMENT NUMBER 0424418088; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Droperty of County Clerk's Office