

UNOFFICIAL COPY
WARRANTY DEED

ST 5076343 COB 10/2

THIS AGREEMENT, made this 30th day of September, 2005, between LAKE LOUISE DEVELOPMENT, LLC, an Illinois limited liability company (Grantor) does hereby convey and warrant to ANDREW J. DEDES, a single person, 943 David Lane, Elk Grove Village, IL 60007 (Grantee) in consideration of the sum of Ten Dollars and no/100, receipt of which is hereby acknowledged and to their successors 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:

See Exhibit A attached hereto.

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 demand whatsoever, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to the Grantee to have and to hold the said premises as above described, with the appurtenances, her heirs and assigns forever.

And the Grantor does covenant, promise and agree, to Grantees, their 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the Lake Louise Condominium Declaration, documents of record, real estate taxes not due and payable, governmental ordinances and acts of the grantees.

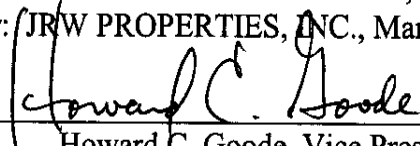
There was no tenant in this unit at the time of notice to the tenants.

Permanent Real Estate Number(s): 02-13-202-003-0000

Address(es) of real estate: 445 Jonathan Drive, Palatine, Illinois, 60074

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

LAKE LOUISE DEVELOPMENT, LLC
By: JRW PROPERTIES, INC., Manager


Howard C. Goode, Vice President

This instrument was prepared by Howard C. Goode, 707 Skokie Boulevard, Northbrook, Illinois, 60062



Doc#: 0529335416 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2005 01:14 PM Pg: 1 of 3

BOX 334 CTU

UNOFFICIAL COPY

MAIL TO: John Keller
(Name)

SEND SUBSEQUENT TAX BILLS TO:

125 South Bloomingdale Rd. Suite 11
(Address)

A. Dedes
(Name)

Bloomingdale IL 60008
(City, State and Zip)

445 Jonathan Drive
(Address)

Palatine, IL 60074
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Christa L. Heitkotter, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Howard C. Goode 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 Vice-President of JRW Properties, Inc., Manager of Lake Louise Development, LLC, an Illinois limited liability company, he signed and delivered the said instrument 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 30 day of September, 2005.

Commission expires: _____



Christa Heitkotter

Notary Public

STATE OF ILLINOIS

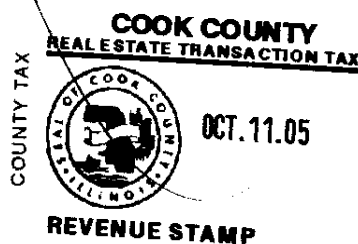


OCT. 11. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012977

REAL ESTATE TRANSFER TAX
0016100
FP 103032



0000013066

REAL ESTATE TRANSFER TAX
0008050
FP 103034

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EXHIBIT A LEGAL DESCRIPTION

UNIT 445-204 IN THAT PART OF LOT 9 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING LAKE LOUISE UNIT 1, BEING A SUBDIVISION IN THE N.E. $\frac{1}{4}$ OF SECTION 13, AFORESAID, AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKE LOUISE UNIT 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE, AFORESAID, 601.99 FEET SOUTHEASTERLY (AS MEASURED ON NORTHERLY LINE OF SAID OXFORD DRIVE), OF MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT 1 AFORESAID; THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.0 FEET; A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 284.85 FEET TO A POINT OF CURVE, THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.0 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS, TO WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, AS PER CASE NO. 65-L-6421 VESTING ORDER ENTERED MAY 24, 1965, THENCE SOUTHERLY ON SAID WESTERLY LINE OF TRACT CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAKE LOUISE UNIT 1 AFORESAID; THENCE WEST ON NORTH LINE OF LAKE LOUISE UNIT 1, A DISTANCE OF 775.33 FEET TO EASTERLY LINE OF SAID OXFORD DRIVE; THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 584.08 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THE NORTHERLY 66 FEET THEREOF AS HERETOFORE DEDICATED FOR CHURCHILL DRIVE), IN COOK COUNTY, ILLINOIS.

PIN NO. 02-13-202-003-0000