

# UNOFFICIAL COPY

## WARRANTY DEED



## REGENCY OAKS

Doc#: 0530005286 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/27/2005 02:57 PM Pg: 1 of 3

450080

The Grantor, **Regency Oaks Limited Partnership**, an Illinois limited partnership, by **Kimball Hill Homes Illinois, LLC**, an Illinois limited liability company, its sole general partner, of Rolling Meadows, Illinois, 60008, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Management Committee of said company, conveys and warrants to: **John R. Swadener and Staci L. Swadener (Husband and Wife)**, Grantee(s), not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

3  
D

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

### SUBJECT TO:

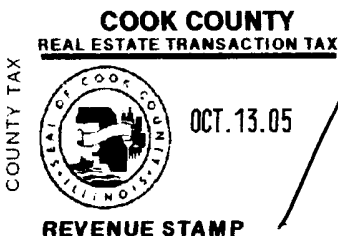
- a) Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the Master Declaration of Covenants, Restrictions and Grant of Easements recorded on September 24, 2003, as Document No. 0326719152, and any and all amendments thereto; the Declaration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0326719153, and any and all amendments thereto; and the Plat of Subdivision;
- b) General taxes and assessments accrued and not yet due; and
- c) Building, setback and zoning laws.

COMMONLY KNOWN AS  
GRANTEE ADDRESS:

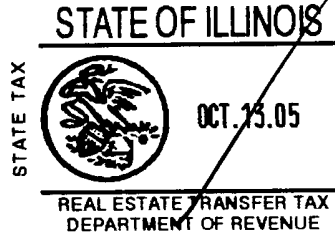
209 Regency Court, Lot # 23  
Bartlett, IL 60103

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Chicago, IL 60602  
312-467-4444

Real Estate Index Number: 06-34-307-023



REAL ESTATE TRANSFER TAX
00341.50
FP 102810



REAL ESTATE TRANSFER TAX
00683.00
FP 102804

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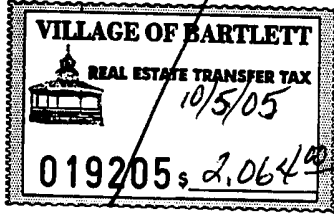
In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 30th day of September, 2005.

**REGENCY OAKS LIMITED PARTNERSHIP,**  
an Illinois limited partnership

By: **Kimball Hill Homes Illinois, LLC,** an Illinois  
limited liability company, its sole general  
partner

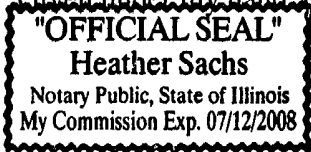
By: Jack Wexelberg

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )



The undersigned, a Notary Public, in and for said County, in the State aforesaid, hereby certifies that Jack Wexelberg, President of Kimball Hill Homes Illinois, LLC, is 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 severally acknowledged that as such Officer of said company signed and delivered the said instrument, pursuant to authority given by the Management Committee of said company, as his free and voluntary act, and 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 30th day of August, 2005.



Heather Sachs  
\_\_\_\_\_  
Notary Public

SEND SUBSEQUENT TAX BILLS  
AND RETURN TO:

John and Staci Swadener  
209 Regency Court, Lot # 21  
Bartlett, IL 60103

This instrument was prepared by:

Corey Koch  
Kimball Hill Homes  
5999 New Wilke Road  
Rolling Meadows, IL 60008

# UNOFFICIAL COPY

SCHEDULE A  
ALTA Commitment  
File No.: 450080

## LEGAL DESCRIPTION

Lot 23 in the Final Plat of Survey of Regency Oaks Subdivision, being a subdivision of part of the Southwest quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 7, 2003 as document 03-21918004 and as amended by Certificate of Correction recorded September 2, 2004 as document 04-24639093, in Cook County, Illinois.

Property of Cook County Clerk's Office



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Authorized Signature

**STEWART TITLE COMPANY**