

UNOFFICIAL COPY

8298246-1403005  
25116410



Doc#: 0533933111 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/05/2005 09:55 AM Pg: 1 of 3

**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:

*Sean M. McArthur*

345 Eastern Avenue, Manhattan, IL 60442

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 Documents 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): 31-20-106-003, 31-20-113-030, 31-20-115-001  
address of Real Estate: 6322 Berry Path Trail  
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 15<sup>th</sup> day of November, 2005.

MONTALBANO BUILDERS, INC., AN ILLINOIS CORPORATION

BY: *Mark A. Malouf*  
MARK A. MALOUF, Chief Operating Officer

ATTEST: *Tony Montalbano*  
TONY MONTALBANO, JR., Vice President of Community Operations

*319*

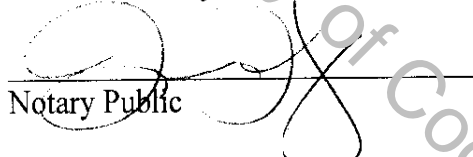
**BOX 333-CTI**

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

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.

GIVEN under my hand and official seal, this 15<sup>th</sup> day of November, 2005.

  
Notary Public

This instrument was prepared by:

Michael McGurn  
Montalbano Builders, Inc.  
2208 Midwest Road  
Oak Brook Il 60523  
**Attn: Therese Foley**



**MAIL SUBSEQUENT TAX BILLS AND RECORDED DEED TO:**

Sean M. McArthur  
6322 Berry Path Trail  
Matteson, Il 60443

*Jan Pena  
PO Box 419  
Manhattan, IL 60442*

COUNTY TAX

REVENUE STAMP

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

NOV. 18.05

# 0000015313

REAL ESTATE TRANSFER TAX

0009125

FP 103034

**WARRANTY DEED**  
**Corporation to Individual**

MONTALBANO BUILDERS, INC.,  
AN ILLINOIS CORPORATION

TO

Sean M. McArthur

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

NOV. 18.05

# 0000015219

REAL ESTATE TRANSFER TAX

0018250

FP 103032

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Exhibit A

UNIT NUMBER 1172 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.

Property of Cook County Clerk's Office