

UNOFFICIAL COPY

WARRANTY DEED

REGENCY OAKS



Doc#: 0601843356 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/18/2008 11:34 AM Pg: 1 of 3

10 E 2
457108

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: **Dan Vanfossen and Michelle Vanfossen (Husband and Wife)**, Grantee(s), not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- 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;
- General taxes and assessments accrued and not yet due; and
- Building, setback and zoning laws.

COMMONLY KNOWN AS
GRANTEE ADDRESS:

242 Regency Drive, Lot # 34
Bartlett, IL 60103

Real Estate Index Number: 06-34-308-002

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Chicago, IL 60602
312-849-4243

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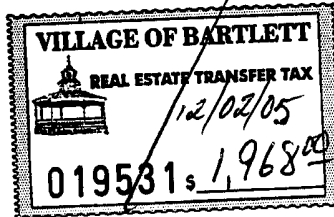
In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 17th day of November, 2005.

REGENCY OAKS LIMITED PARTNERSHIP,
an Illinois limited partnership

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

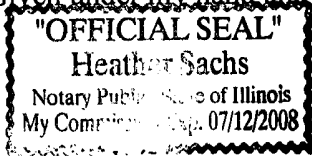
By: *Jack Wexberg* _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



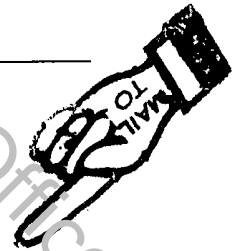
The undersigned, a Notary Public, _____ County, in the State aforesaid, hereby certifies that Jack Wexberg, President of Kimball Hill Homes Illinois, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally 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 17th day of November, 2005.



Heather Sachs _____

Notary Public

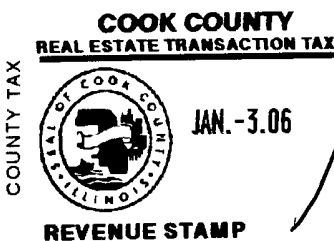


SEND SUBSEQUENT TAX BILLS
AND RETURN TO:

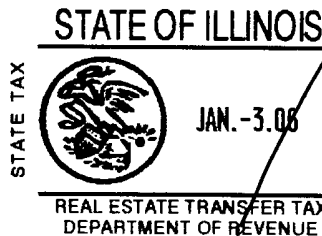
Dan and Michelle Vanfossen
242 Regency Drive, Lot # 34
Bartlett, IL 60103

This instrument was prepared by:

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



# 0000030929	REAL ESTATE TRANSFER TAX
	0032675
	FP 102810



# 576030000	REAL ESTATE TRANSFER TAX
	0065350
	FP 102804

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SCHEDULE A
ALTA Commitment
File No.: 457108

LEGAL DESCRIPTION

Lot 34 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 04-24639083, in Cook County, Illinois.

Property of Cook County Clerk's Office



Authorized Signature

STEWART TITLE COMPANY