



Doc#: 0608935643 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2006 11:51 AM Pg: 1 of 4

**WARRANTY  
DEED**

THIS INDENTURE, made this 5th day of January, 2006 between **BTC RESIDENTIAL, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose business address is 4927 Main Street, Skokie, Illinois 60077, party of the first part, and **PAUL LAWDENSKY AND**

**THERESE BALDUCCI**, as joint tenants and not as tenants in common, whose address is 166 Oakmont Drive, Elgin, Illinois 60123, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 FOREVER DEFEND**.

After Recording Return to: Steven L Nicholas  
1060 Lake St  
Hanover Pk IL  
60133

3/14

4148

10/12

832619204

BOX 333-CTI

# UNOFFICIAL COPY

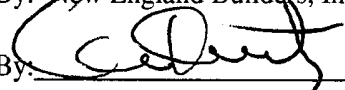
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, as of the day and year first written above.

**BTC RESIDENTIAL, LLC**, an Illinois limited liability company

By: Bartlett Town Center, LLC, an Illinois not for profit corporation, its Manager

By: NEB Development, LLC, Manager

By: New England Builders, Inc., Member

By:   
Name: Christopher Rintz  
Title: Vice President

~~STATE TAX~~

~~STATE OF ILLINOIS~~

~~MAR. 22.06~~

~~REAL ESTATE TRANSFER TAX~~

~~# 0000024140~~

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0025750                  |
| FP 103032                |

~~COUNTY TAX~~

~~COOK COUNTY~~

~~REAL ESTATE TRANSACTION TAX~~

~~MAR. 22.06~~

~~REVENUE STAMP~~

~~# 0000021236~~

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0012875                  |
| FP 103034                |

**VILLAGE OF BARTLETT**

REAL ESTATE TRANSFER TAX

12/28/05

4174 00

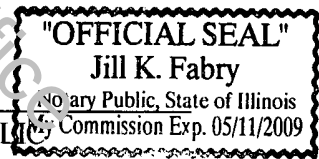
019642 s

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Christopher Rintz, personally known to me to be the Vice President of New England Builders, Inc., an Illinois corporation, the member of NEB Development, LLC, the Manager of Bartlett Town Center, LLC, the Manager of BTC Residential, LLC, an Illinois limited liability company, and 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 such Vice President, he signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act of said corporation, on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of December, 2005.

Commission expires 5-11 2009

  
NOTARY PUBLIC



This instrument was prepared by: Laura E. Tilly  
Miner, Barnhill & Galland, P.C.  
14 W. Erie Street  
Chicago, Illinois 60610

Send Subsequent Tax Bills To: Paul Lawdensky and Therese Balducci  
166 Oakmont Drive  
Elgin, IL 60123

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

#### PARCEL 1:

Unit 105 in the Bartlett Town Center Building 2 Condominium as delineated on a Survey of the following described real estate: Lots 7 and 10 in Bartlett Town Center Subdivision of part of the East Half of the Southeast Quarter of Section 34, and part of the West Half of the Southwest Quarter of Section 35, both in Township 41 North, Range 9, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0534927025 together with its undivided percentage interest in the common elements, all in the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois.

#### PARCEL 2:

The exclusive right to the use of Parking Space 4 and Storage Space E, as limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0534927025.

#### PARCEL 3:

Easements for the benefit of Parcel 1 and other property for ingress, egress, use and enjoyment as created by and set forth in the Declaration of Easements and Covenants and Maintenance Agreement for Bartlett Town Center recorded as Document Number 0431427069.

Address of Property: 271 E. Railroad Avenue, Unit 105, Bartlett, Illinois 60103

Permanent Index Number: Part of 06-35-315-061-0000 and 06-35-315-064-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Municipal and zoning ordinances and agreements entered under them;
2. Recorded easements for the distribution of utility, municipal and Condominium or Association services;
3. Easements for the performance of Condominium or Association duties;
4. Recorded building and use restrictions and covenants;
5. Other easements, agreements, conditions, covenants and restrictions of record, if any;
6. General real estate taxes not yet due and payable at the time of Closing;
7. Illinois Condominium Act, Condominium Declaration and Plat, and Association Articles of Incorporation, Bylaws and Rules, and amendments to the above;
8. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
9. Leases and licenses affecting the Common Elements and Purchaser;
10. Memorandum of Agreement recorded November 21, 2003 as Document Number 0332527115 between the Village of Bartlett, Bartlett Town Center LLC, BTC Residential, LLC, and BTC Commercial, LLC relating to terms and conditions of real estate purchase and redevelopment agreement.