

UNOFFICIAL COPY



Doc#: 0609435103 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2006 09:10 AM Pg: 1 of 4

NW5902193/2698416 J02

WARRANTY DEED
STATUTORY, ILLINOIS
(Limited liability company to Individual)
THE GRANTOR,
STONE GATE OF DES PLAINES, LLC
an Illinois

limited liability company,
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid,
CONVEYS and WARRANTS to

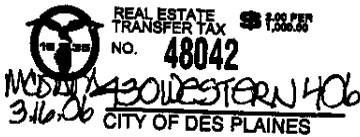
DIANE KRKLJUS, not as Joint Tenants, not as Tenants in Common, not as Tenants by the Entirety, but as INDIVIDUAL.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois not as Joint Tenants, not as Tenants in Common, not as Tenants by the Entirety, but as INDIVIDUAL.

PERMANENT REAL ESTATE INDEX NUMBER: 09-17-100-030-0000
09-17-100-031-0000
09-17-100-033-0000
09-17-100-045-0000
09-17-100-047-0000



ADDRESS OF REAL ESTATE: 430 WESTERN AVENUE
UNIT 406
DES PLAINES, ILLINOIS 60016

There was no tenant of the above unit to waive any right of first refusal
Grantor also hereby grants to the grantee, 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 grantor 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.

MAIL TO: Robert H. Rapp Jr.
DIANE KRKLJUS 1807 W. Diehl
430 WESTERN AVENUE, UNIT 406
DES PLAINES, IL 60016

SEND TAX BILLS TO:
DIANE KRKLJUS
430 WESTERN AVENUE, UNIT 406
DES PLAINES, IL 60016


4K9


PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202
NILES, IL 60714

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX  MAR. 30. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX 00238.00
	000002165
	FP 192322

COUNTY TAX  MAR. 30. 06 REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX REAL ESTATE TRANSFER TAX 00119.00
	# 00002561 200000
	FP 103034

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 406 IN THE STONE GATE CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: NON EASEMENT AREA #1, (N.E.A. #1) OF THE PLAT OF DEDICATION & EASEMENT, BEING PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2005 AS DOCUMENT NUMBER 0512645151, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED January 27, 2006, 2006 AS DOCUMENT NUMBER 0602718072, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-32 AND INDOOR STORAGE SPACE S-32 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0602718072, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE STONE GATE CONDOMINIUMS MASTER ASSOCIATION RECORDED JANUARY 24, 2006 AS DOCUMENT NUMBER 0602419024, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2005 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S 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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

UNIT 406
430 WESTERN AVENUE
DES PLAINES, IL 60016

PERMANENT REAL ESTATE INDEX NUMBERS:

09-17-100-030-0000
 09-17-100-031-0000
 09-17-100-033-0000
 09-17-100-045-0000
 09-17-100-047-0000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

