



Doc#: 0612542125 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/05/2006 01:22 PM Pg: 1 of 3

NW 5902194J / 26031157  
10#2

**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**

**MARGARET AVILA, 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:** 09-17-100-032-0000  
09-17-100-047-0000

**ADDRESS OF REAL ESTATE:** 430 WESTERN AVENUE  
**UNIT 602**  
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:** **SEND TAX BILLS TO:**  
**MARGARET AVILA** **MARGARET AVILA**  
**430 WESTERN AVENUE, UNIT 602** **430 WESTERN AVENUE, UNIT 602**  
**DES PLAINES, IL 60016** **DES PLAINES, IL 60016**


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

**BOX 333-C77**

46-06  
MST  
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00  
NO. 48172 #602  
430 WESTERN AVE  
CITY OF DES PLAINES

3/8

# UNOFFICIAL COPY

STATE OF ILLINOIS		# 0000023330	REAL ESTATE TRANSFER TAX
 MAY -3.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			00208.00
			FP 103032

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 18th day of APRIL, 2006.

**STONE GATE OF DES PLAINES, LLC**

BY: John R. Thomas, MANAGER  
John R. Thomas, Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )


I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that John R. Thomas, President of Newport Builders, Inc., Manager of the Stone Gate of Des Plaines, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 18th day of April, 2006.



Jo Anne Stanislawski  
Notary Public

AFTER RECORDING MAIL TO:  
MICHAEL WASSERMAN  
221 N. La Salle #2040  
Chicago, IL 60601

COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000023426	REAL ESTATE TRANSFER TAX
COUNTY TAX  MAY -3.06 REVENUE STAMP			00104.00
			FP 103034

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 602 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-9 AND INDOOR STORAGE SPACE S9 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 602**  
**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