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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

WARRANTY DEED STATUATORY, ILLINOIS (Limited liability company to Individual)

THE GRANTOR, STONE GATE OF DES PLAINES, LLC limited liability company, For and in consideration of

TEN DOLLARS (\$10.00),

In hand paid.

CONVEYS and WARRANTS to

MARGARET AVILA, not 28 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 ir. Common, not as Tenants by the Entirety, but as INDIVIDUAL.

PERMANENT REAL ESTATE INDEX NUMBER:

09-17-100-088-0000 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 appuntenent 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 art 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:

ÆRN AN ENVE (UN VT 602

SEND TAX BILLS TO: MARGARET AVILA 430 WESTERN AVENUE, UNIT 602 DES PLAINES, IL 60016

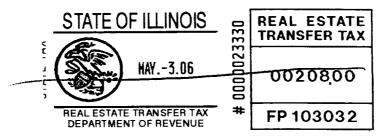
PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202 **NILES, IL 60714**

BOX 333-CT



0612542125D Page: 2 of 3

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 18-14. day of 19-14.

STONE GATE OF DES PLAINES, LLC

BY: JORR, WINAS, 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.

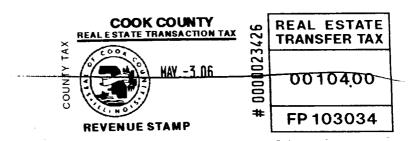
GIVEN under my hand and seal this 1014 day of

,⁄2006.

"OFFICIAL SEAL"
JO ANNE STANISLAWSKI
JO ANNE STANISLAWSKI
NOTARY PUBLIC, STATE OF ILLINOIS

Notary Public

AFTER RECORDING MAIL TO:
MICHAEL WASSERMAN
221 N. Losallo #2040
Chicago, Il 60601



0612542125D Page: 3 of 3

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PARCEL 1:

UNIT <u>602</u> 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 <u>January 27, 2006</u>, 2006 AS DOCUMENT NUMBER <u>0602718072</u>, 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 <u>P-9</u> AND INDOOR STORAGE SPACE <u>S9</u> AS LIMITED COMMON ELEMENT. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMFAT NUMBER <u>0602718072</u>, 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 3602419024, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXE. FOR 2005 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATION! CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOK 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, ÍL 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