

240040409

UNOFFICIAL COPY

HERONS LANDING WARRANTY DEED

The Grantor, Realen Homes L.P., a Pennsylvania Limited Partnership as successor- in- interest to Realen Homes LLC., qualified to do business in Illinois for and In consideration of \$10.00 and other good and valuable consideration in hand paid, and pursuant to authority authority given by the Board of Directors of said corporation, conveys and warrants to:

Frank Arena & John Arena

Grantee(s) not in Tenancy in Common, but as Joint Tenants,
The described real estate to wit:

Lot 23/1 in Herons Landing

SEE ATTACHED EXHIBIT "A" FOR LEGAL
DESCRIPTION
COMMONLY KNOWN AS:

1978 Osprey Court
Bartlett, Il. 60103

SUBJECT TO:

- (a) Covenants, conditions, easements and restrictions of record, including the Declaration of Covenants, Conditions, Easements and Restrictions for the Herons Landing Master Association and the Noise Easement & Restrictive Covenant Agreement recorded as Doc. # 0406839118;
- (b) Current real estate taxes and taxes for subsequent years;
- (c) The Plat of Subdivision for Herons Landing Units One & Two as well as public, private and utility easements of record, including the Noise Easement & Restrictive Covenant Agreement dated 6/1/04;
- (d) Applicable zoning, planned unit development, and building laws and ordinances;
- (e) Acts done or suffered by Grantee and Grantee's mortgage.

TO HAVE AND TO HOLD forever said premises, not in Tenancy in Common, but as Joint Tenants.

Real Estate Index Number: 06-31-200-003 & 06-30-400-014 - Cook County

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Vice President, this 15th day of May, 2006.

Realen Homes L.P.
By: Realen General Partner LLC.
Its General Partner

By: Randy Harris
Randy Harris / Vice President

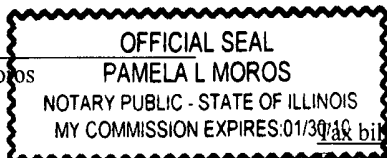
State of Illinois)
) SS
County of Cook)

On this 15th day of May, 2006, before me, a Notary Public, the undersigned officer, personally appeared Randy Harris, who acknowledged himself (and duly appointed by its Members) to be Vice President of Realen General Partner, LLC. A limited liability company and the sole general partner of Realen Homes, L.P., a Pennsylvania limited partnership and in that capacity, being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the limited liability company as Vice President.

Given under my hand and Official seal this 15th day of May, 2006.

Document prepared by:
Pamela L. Moros
650 E. Algonquin Road
Schaumburg, Il. 60173

Pamela L. Moros
NOTARY PUBLIC / Pamela L. Moros



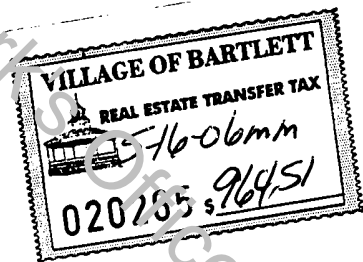
After recording, mail to:
Frank & John Arena
1978 Osprey Court, Bartlett, Il. 60103

mailing address:
Frank & John Arena
1978 Osprey Court, Bartlett, Il. 60103



Doc#: 0615035028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/30/2006 09:12 AM Pg: 1 of 3

RECORDER'S STAMP



333-CP

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Herons Landing M/F

EXHIBIT "A" Legal Description

Building 23, unit 1 together with its undivided percentage interest in the common elements in Herons Landing Unit condominium as delineated and defined in the declaration recorded January 6, 2005 as document number 0500634063, in the north half of section 31, township 41 north, range 9, east of the third principal meridian, in Cook County, Illinois.

STATE TAX

STATE OF ILLINOIS



MAY.24.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024316

REAL ESTATE TRANSFER TAX
00322.00
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.24.06

REVENUE STAMP

0000024418

REAL ESTATE TRANSFER TAX
00161.00
FP 103034

Property of Cook County Clerk's Office

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ATTACHEMNT TO WARRANTY DEED

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 through the provisions of said declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office