

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0616634003 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2006 08:11 AM Pg: 1 of 3

A06-0049E - M2

THE GRANTOR NET PROPERTIES, LLC.,

LIMITED LIABILITY COMPANY created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

ROSALBA SANCHEZ

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

As Per Attached:

Permanent Real Estate Index Number(s) 04-32-401-109-0000

Address(es) of Real Estate 10467 DEARLOVE , UNIT # 2, GLENVIEW , IL 60025

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) _____ and _____ to General Taxes for 2005 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 9TH day of JUNE , 2006.

NET PROPERTIES, LLC.,

(Name of Corporation)

[Signature]
Managing Member

ALLIANCE TITLE CO.

3

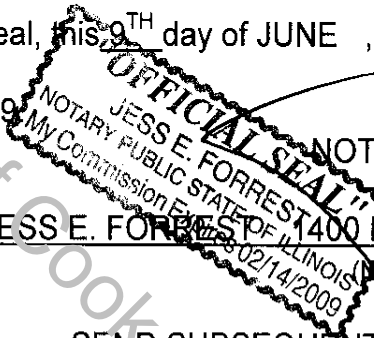
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that Andrew Filadonas personally known to me to be the Managing Member of the NET PROPERTIES, LLC.

and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC. for the uses and purposes therein set forth.

Given under my hand and official seal, this 9TH day of JUNE, 2006.

Commission expires 2009



Jesse Forrestal
NOTARY PUBLIC

This instrument was prepared by JESS E. FORRESTAL 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068 (Name and Address)

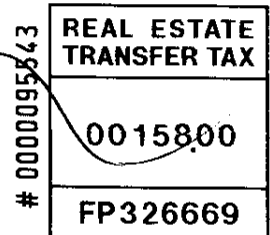
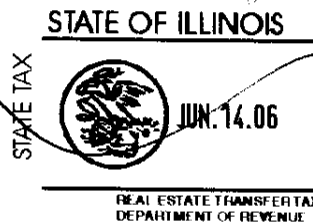
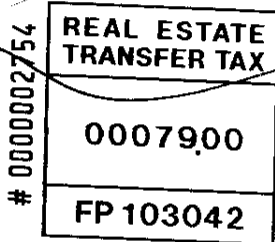
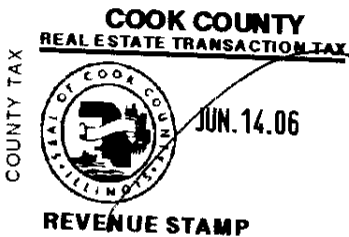
SEND SUBSEQUENT TAX BILLS TO:

(Name)

MAIL ROSALBA SANCHEZ
TO: (Address)
10467 DEARLOVE UNIT #2
GLENVIEW IL 60025
(City, State and Zip)

ROSALBA SANCHEZ
(Name)
10467 DEARLOVE UNIT # 2
(Address)
GLENVIEW, IL 60025
(City, State and Zip)

OR: RECORDER'S OFFICE BOX NO. _____



LEGAL DESCRIPTION **UNOFFICIAL COPY**

PARCEL 1:

UNIT NUMBER **2** IN THE 10467 DEARLOVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0601145033 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # **2** AND PARKING SPACE # **2** AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0601145033

P.I.N.: 04-32-401-109-0000

COMMONLY KNOWN AS: UNIT NO. **2**
10467 DEARLOVE , GLENVIEW , IL 60025

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

~~THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.~~

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.