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Doc#: 0617802063 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2006 08:27 AM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual

THE GRANTOR, FHB Group, L.L.C., a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to CHICAGO TITLE LAND TRUST COMPANY, as Trustee under Trust Number 8002346682 dated May 30, 2006; Of CITY OF CHICAGO, of the County of COOK, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

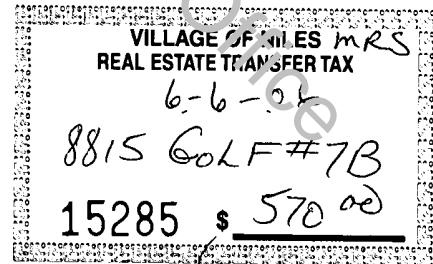
SUBJECT TO: General taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006.

Permanent Real Estate Index Number(s): 09-15-202-048-1057
Address(es) of Real Estate: 8815 Golf Road, Unit 7B, Niles, IL 60714

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , and attested by its President this 7 day of June, 20 06.

FHB Group, L.L.C.

William K. Allen
WILLIAM K. ALLEN
President



FIRST AMERICAN TITLE Order # 1407551
2 of 3

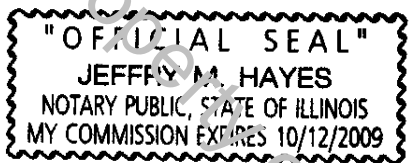
3
BMK

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, personally known to me to be the of the FHB Group, L.L.C. and WILLIAM K. ALLEN, personally known to me to be the President of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of JUNE, 20 06.



Jeffery M. Hayes (Notary Public)

Prepared by:
JEFFERY M. HAYES
Attorney at Law
505 East Hawley Street
Mundelein, Illinois 60060

Mail To:
MARK HELFAND
180 North LaSalle Street, Ste. 1916
Chicago, Illinois 60601

Name and Address of Taxpayer:
BUDIMIR & ZORICA RADOJCIC
8815 Golf Road, Unit 7B
Niles, IL 60714

STATE TAX
STATE OF ILLINOIS
JUN. 22. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 22. 06
REVENUE STAMPS
0000028704

REAL ESTATE TRANSFER TAX	00095.00
FP-103028	

REAL ESTATE TRANSFER TAX	00190.00
FP-103027	

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NUMBER 7B IN HIGHLAND TOWERS CONDOMINIUM III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25717877 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 25717874, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 09-15-202-046-1057 Vol. 0088

Property Address: 8815 Golf Road, Unit 7B, Niles, Illinois 60714

Property of Cook County Clerk's Office