

UNOFFICIAL COPY

WARRANTY DEED

0604-20622 1 of 3

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0618754023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2006 01:10 PM Pg: 1 of 3

THE GRANTOR, MARANI VENTURES, LLC an Illinois Limited Liability Company, of Forest Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CJD HOLDING LLC, of ~~209~~ ~~Des Plaines, Forest Park, Illinois 60130~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

505 Joy Lane
Sleepy Hollow, IL
60118

See attached for legal description.

Subject To: General taxes for the year 2005/2006 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreement, if any; covenants, conditions, and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

Permanent Index Number: 15-13-205-001-0000 (affects underlying land).

Property Address: 7322 W. Madison, Unit XII, Forest Park, Illinois 60130.

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Note: The tenant of said unit has either waived or failed to exercise the 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21ST day of APRIL, 2006.

MARANI VENTURES, LLC, an Illinois Limited Liability Company

By: [Signature]
Robert Marani, its Member

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 1985

[Signature]
Approved/Date

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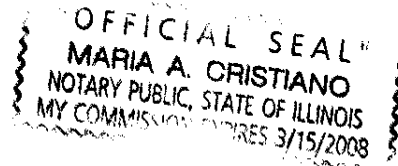
State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT MARANI, personally known to me to be the MEMBER of MARANI VENTURES, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, signed, sealed and delivered the said instrument, pursuant to authority given, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal

this 21ST day of April, 2006.

Commission expires: 3-15-08



Maria A. Cristiano

Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

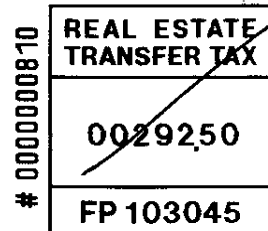
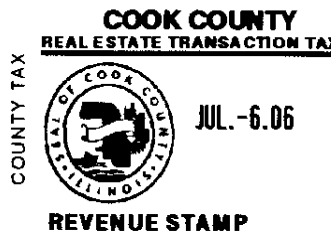
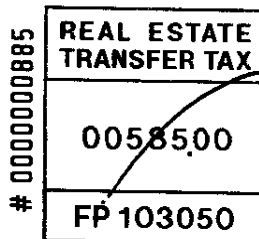
Anne F. Hemmings
Schain, Burney, Ross & Citron Ltd
222 N. LaSalle, Ste. 1910
Chicago, IL 60601

Send Subsequent Tax Bills To:

C/D Holdings, LLC
227 W. Madison #311 505 Jay Lane
Forest Park, IL 60130 Sleepy Hollow, IL
60118

OR

Recorder's Office Box No.: _____



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LEGAL DESCRIPTION:

UNIT XII IN THE TUSCAN LOFTS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 5 IN BLOCK 3 IN CARNEY'S ADDITION TO HARLEM IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1889, IN BOOK 33, PAGE 43, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED May 2, 2006, AS DOCUMENT NUMBER 042232091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 7322 MADISON, UNIT XII, Forest Park, Illinois 60130.

Permanent Index Number: 15-13-205-001-0000 (affects underlying land).

Property of Cook County Clerk's Office