

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Donald A. Smith
Golf Mill Prof Bldg #800
Niagara, IL 60714



0622643118

Doc#: 0622643118 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/14/2008 10:03 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Joseph A. Ferro
20 S. Main Street, Unit 504
Mt. Prospect, IL 60056

RECORDER'S STAMP

834533420tc

THE GRANTOR, **VILLAGE CENTRE, L.L.C.**, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

JOSEPH A. FERRO
1141 Lismore Drive, Des Plaines, IL 60016

(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of Mount Prospect, Cook County, State of Illinois, to wit:

PARCEL 1: UNIT 3-504 IN THE RESIDENCES AT VILLAGE CENTRE, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 1 IN PROSPECT PLACE, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010278724, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 3P-62 AND STORAGE SPACE NUMBER 3S-62, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0010278724, AS AMENDED FROM TIME TO TIME.

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 herein.

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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of

BOX 333-11

3CC

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Easements, Restrictions, Covenants and By-Laws for the Residences at Village Centre Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; Covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

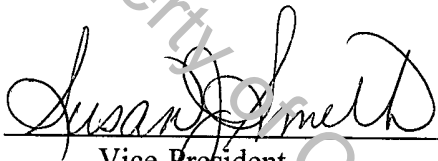
Permanent Real Estate Index Number(s): Part of **08-12-102-063-1163**

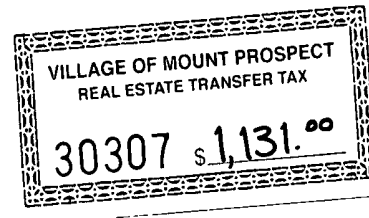
Address of Real Estate: **20 South Main Street, Mount Prospect, IL 60056**

In Witness Whereof, said Grantor has caused its name to be signed to these presents this **27th** day of **July, 2006**.

VILLAGE CENTRE, L.L.C., an Illinois limited liability company

By: Norwood Builders, Inc., an Illinois corporation, its Manager

By: 
 Vice-President



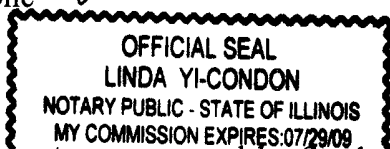
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Vice-President of Norwood Builders, Inc., an Illinois corporation, the Manager of Village Centre, L.L.C., 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 Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation as Manager on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this **27th** day of **July, 2006**.


 Notary Public

NOTARIAL SEAL



VILLAGE OF MOUNT PROSPECT
 TRANSFER STAMP

This instrument was prepared by Stephen S. Messutta, 250 S. Northwest Highway, Suite 300, Park Ridge, IL 60068.

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EXHIBIT A Legal Description:

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Permanent Real Estate Index Number: 08-12-102-063-1163

STATE OF ILLINOIS



AUG.-8.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX

0037650

FP 103032

000002843

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG.-8.06

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

0018825

FP 103034

0000028592