

CT ST 50762920
WARRANTY DEED

UNOFFICIAL COPY

THIS AGREEMENT, made this 14th day of July, 2006, between LAKE LOUISE DEVELOPMENT, LLC, an Illinois limited liability company (Grantor) does hereby convey and warrant to JOSEPH R. INDOVINA, DONNA L. PANOZZO, PETER R. INDOVINA and KAREN E. INDOVINA, ~~as joint tenants with right of survivorship~~ as tenants in common, 1855 Wilson Place, Arlington Heights, Illinois, 60004 (Grantees) in consideration of the sum of Ten Dollars and no/100, receipt of which is hereby acknowledged and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to the Grantee to have and to hold the said premises as above described, with the appurtenances, her heirs and assigns forever.

And the Grantor does covenant, promise and agree, to Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the Lake Louise Condominium Declaration, documents of record, real estate taxes not due and payable, governmental ordinances and acts of the grantees.

There was no tenant in this unit at the time of notice to the tenants.

Permanent Real Estate Number(s): 02-13-202-003-0000

Address(es) of real estate: 430 Wilke Road, Palatine, Illinois, 60074

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

LAKE LOUISE DEVELOPMENT, LLC
By: JRW PROPERTIES, INC., Manager
Howard C. Goode
Howard C. Goode, Vice President

This instrument was prepared by Howard C. Goode, 707 Skokie Boulevard, Northbrook, Illinois, 60062



Doc#: 0622804004 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2006 08:38 AM Pg: 1 of 3

3EB

17-000-000

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MAIL TO: Rich Magnone
(Name)

8501 W. Higgins Suite 440
(Address)

Chicago IL 60631
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

J. Indovina
(Name)

1855 Wilson Place
(Address)

Arlington Heights, IL 60004
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

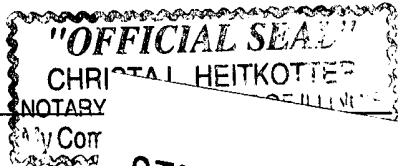
STATE OF ILLINOIS)
) SS

COUNTY OF COOK)

I, Christa L. Heitkotter, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Howard C. Goode 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 Vice-President of JRW Properties, Inc., Manager of Lake Louise Development, LLC, an Illinois limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

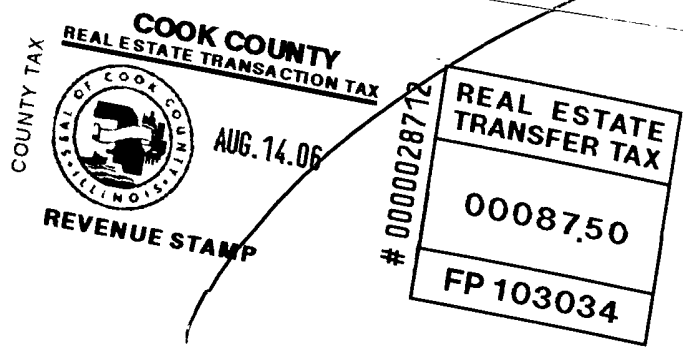
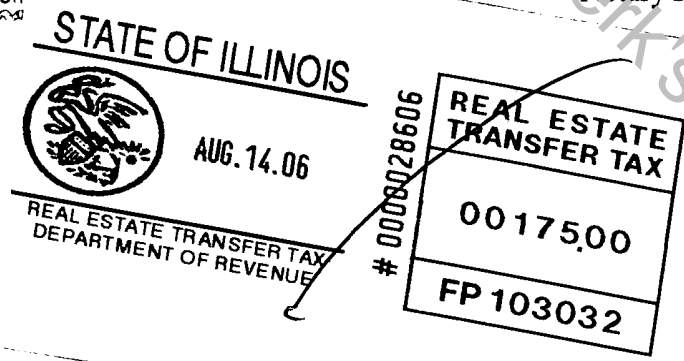
GIVEN under my hand and official seal, this 11 day of July, 2006.

Commission expires: _____



Christa L. Heitkotter

Notary Public



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5076298 NWA
 STREET ADDRESS: 430 WILKE, UNIT 430-101
 CITY: PALATINE COUNTY: COOK
 TAX NUMBER: 02-13-202-003-0000

LEGAL DESCRIPTION:

UNITS 430-101 IN LAKE LOUISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 2 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING LAKE LOUISE UNIT ONE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 13, AFORESAID, AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKE LOUISE UNIT ONE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE, AFORESAID, 601.09 FEET SOUTHEASTERLY (AS MEASURED ON NORTHERLY LINE OF SAID OXFORD DRIVE), OF MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT ONE AFORESAID; THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.0 FEET; A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 284.85 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.0 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS, TO WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, AS PER CASE NO. 65-L-6421 VESTING ORDER ENTERED MAY 24, 1965, THENCE SOUTHERLY ON SAID WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAKE LOUISE UNIT ONE AFORESAID; THENCE WEST ON NORTH LINE OF LAKE LOUISE UNIT ONE, A DISTANCE OF 775.33 FEET TO EASTERLY LINE OF SAID OXFORD DRIVE, THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 584.08 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THE NORTHERLY 66 FEET THEREOF AS HERETOFORE DEDICATED FOR CHURCHILL DRIVE), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516034057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.