

UNOFFICIAL COPY

Chicago Title Insurance Company

Warranty Deed ILLINOIS STATUTORY



07002331570

Doc#: 0700233157 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 10:16 AM Pg: 1 of 3

① 836 5219/26113733
Manus

THE GRANTOR(S) STONELEAT PROPERTIES, INC., an Illinois corporation, of the City of ST. Charles, Kane County, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to 804 WBR, LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

SUBJECT TO: (a) General real estate taxes for the year 2006 and subsequent years; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; (d) party walls, party wall rights and agreements, terms, provisions, covenants, conditions and restrictions of record including the Declaration of Condominium as well as the Master Association Declaration, and all amendments thereto; any easements established by or implied from either of said Declarations or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

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

P.I.N.: 06-34-100-014 and 06-34-100-019 and 06-34-100-021 (includes other property)
Address(es) of Real Estate: 804 W. Bartlett Road, Bartlett, Illinois 60103

Dated this 27th day of December, 2006.

Stoneleat Properties, Inc.

By:

Brian P. Buoy, President

Attest:

Brian P. Buoy, Secretary

EX 333-CT

3K9

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STATE OF ILLINOIS, COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian P. Buoy, as President and Secretary of Stoneleat Properties, Inc., an Illinois corporation, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

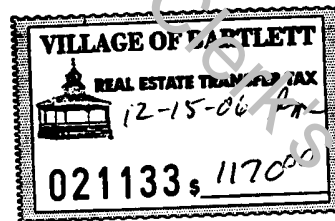
Given under my hand and official seal, this 27th day of December, 2006



(Notary Public)

Prepared By: Attorney John J. Hoscheit
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.
1001 E. Main Street, Suite G
St. Charles, Illinois 60174-2203

Mail To:
Attorney Bryan Mraz
111 East Irving Park Road
Roselle, IL 60172



Name & Address of Taxpayer
Name & Address of Grantee:
804 WBR, LLC
804 W. Bartlett Road
Bartlett, IL 60103

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 28.06

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

00195.00

FP 103034

STATE OF ILLINOIS

REAL ESTATE
TRANSFER TAX

DEC. 28.06

00390.00

FP 103032

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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EXHIBIT A LEGAL DESCRIPTION

804 W. Bartlett Road, Bartlett, Illinois 60103

UNIT B IN THE WESTGATE COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF WESTGATE COMMONS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION PUD RECORDED SEPTEMBER 22 2005 DOCUMENT 0526545121 BEING PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, 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 0620031039; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office