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Warranty Deed

Doc#: 0700941083 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/09/2007 03:26 PM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Brookfield Development Group, LLC, of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Libor Nimmerrichter and Marianne Nimmerrichter, Husband and Wife, Not as Joint Tenants but as Tenants by the Entirety, of 3622 Rosenar, Brookfield, Illinois 60513, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 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 agreements, if any, covenants, conditions and restrictions of record, (none which provide for reverter) nor prohibit present use of property. ** Permanent Real Estate Index Number(s): 15-27-422-009-0000,15-27-422-010-0000,15-27-422-011-0000,15-27-422-012-0000,15-27-422-013-0000,15-27-422-014-0000,15-27-422-015-0000,15-27-422-016-0000,15-27-422-017-0000, 15-27-422-018-0000,15-27-422-019-0000,15-27-422-020-0000, 15-27-422-021-0000. Address(es) of Real Estate: 8900 W. 31st Street, Unit 1, Brookfield, Illinois 60513

The date of this deed of conveyance is November 17, 2006.

Brookfield Development Group, LLC

(SEAL) By:

(SEAL)

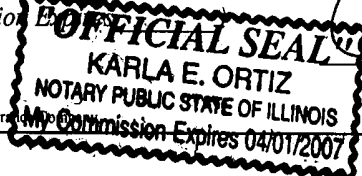
(SEAL)

(SEAL)

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 Alex Troyanovsky, Member of Brookfield Development Group, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) (My Commission Expires 04/01/2007)

Given under my hand and official seal November 17, 2006.



Notary Public

Tab M.G.R. TITLE

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 8900 W. 31st Street, Unit 1, Brookfield, Illinois 60513

PARCEL 1:

LOT 1 OF THE ALEX TROYANOVSKY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND BY-LAWS OF PRAIRIE SQUARE TOWNHOMES RECORDED OCTOBER 30, 2006, AS DOCUMENT NUMBER 0630317073, IN COOK COUNTY, ILLINOIS.

AFFECTS UNDERLYING PIN:

15-27-422-009, 15-27-422-010, 15-27-422-011, 15-27-422-012, 15-27-422-013,
15-27-422-014, 15-27-422-015, 15-27-422-016, 15-27-422-017, 15-27-422-018
15-27-422-019, 15-27-422-020 AND 15-27-422-021

**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 Prairie Square Declaration of Covenants, Conditions, Restrictions and Easements, 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 through the provisions of said Declaration were recited and stipulated at length herein."

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Des Plaines, Illinois 60062

Send subsequent tax bills to:
Libor Nimmerrichter
8900 W. 31st Street, Unit 1
Brookfield, Illinois 60513

Recorder-mail recorded document to:
John Swiess
900 Jorie Boulevard
#270
Oak Brook, Illinois 60523

