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Warranty Deed

Doc#: 0701016051 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2007 01:39 PM Pg: 1 of 3

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 Daisy Simbulan, a single person, of 6337 W. Roosevelt Road, Unit 313, Berwyn, Illinois 60402, 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 17, Brookfield, Illinois 60513

The date of this deed of conveyance is November 28, 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)

Given under my hand and official seal November 28, 2006.

*Handwritten signature of Notary Public*

Notary Public



Ind  
M.G.R. TITLE

Property Clerk's Office

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as 8900 W. 31st Street, Unit 17, Brookfield, Illinois 60513

**PARCEL 1:**

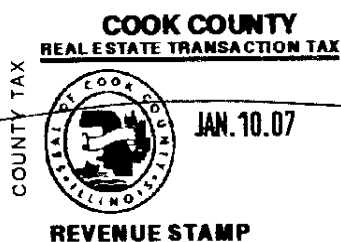
LOT 17 OF THE ALEX TROYANOVSKY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**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.

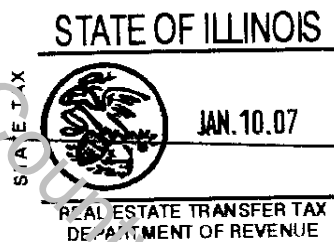
**AFFECTS UNDERLYING PIN:**

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



# 0000017174

REAL ESTATE TRANSFER TAX
00182.75
FP 103042



# 0000005039

REAL ESTATE TRANSFER TAX
00365.50
FP 103041

\*\*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:  
Daisy Simbulan  
8900 W. 31st Street, Unit 17  
Brookfield, Illinois 60513

Recorder-mail recorded document to:  
Righeimer Martin & Cinquino PC  
Attn: Frank Martin  
20 North Clark, No. 1900  
Chicago, Illinois 60602

**UNOFFICIAL COPY****PRAIRIE SQUARE TOWN HOME  
ASSOCIATION****HOMEOWNERS' ASSOCIATION**

November 16, 2006

Re: Prairie Square Homes  
8900 31<sup>st</sup> Street  
Unit #17  
Brookfield, IL 60513

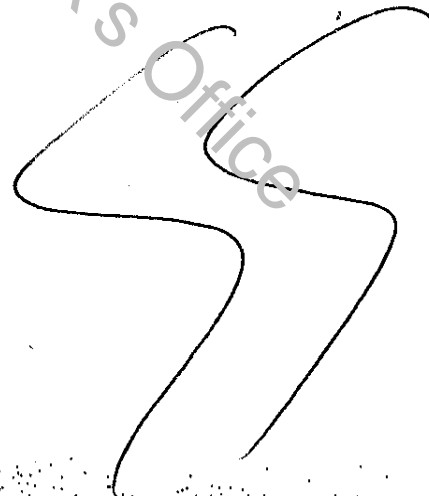
To Whom It May Concern:

The monthly assessment, in the amount of (\$94.44) Ninety-Four Dollars and Forty-four cents, for the above referenced address for Kimberly Foster-Simbulan has been paid in full through November 30, 2006.

The annual premium in the amount of \$2400 for the insurance policy #100506/18988 with coverage effective from 10/04/2006 thru 10/04/2007 has been paid in full.

There are no annual, and/or special assessments.  
Please call with questions.

Regards,



811 Madison  
Oak Park IL 60302

PHONE: (708) 445-8888  
FAX: (708) 660-8000  
E-MAIL: [mtm@mmt@gmail.com](mailto:mtm@mmt@gmail.com)