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WARRANTY DEED

REGENCY OAKS



Doc#: 0706740189 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 03/08/2007 03:30 PM Pg: 1 of 3

The Crantor, Regency Oaks Limited Partnership, an Illinois limited partnership, b; Fimball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general patter, of Rolling Meadows, Illinois, 60008, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Management Committee of said company, conveys and warrants to: Shailendra S. Mehta and Madhu S. Mehta (Husband and Wife), Not as Tenants in Common, but as Tenants by the Entirety, following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- a) Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the Master Declarat on of Covenants, Restrictions and Grant of Easements recorded on September 24, 2003, as Document No. 0326719152, and any and all amendments thereto; the Decleration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0326719153, and any and all amendments thereto; and the Plat of Subdivision;
- b) General taxes and assessments accrued and not yet due; and
- c) Building, setback and zoning laws.

COMMONLY KNOWN AS **GRANTEE ADDRESS:**

225 Regency Court, Lot # 27 Bartlett, IL 60103

Real Estate Index Number: 06-34-307-027



REAL ESTATE TRANSFER TAX 0029200 FP 102810

0706740189D Page: 2 of 3

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 22nd day of February, 2007.

REGENCY OAKS LIMITED PARTNERSHIP.

an Illinois limited partnership

TLLAGE OF BARTLETT 0213145/755

By: Kimball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general partner

Robert B. Curtis, Area President

STATE OF ILL PIOIS

SS.

COUNTY OF COOK

The undersigned, a Notary Public, in and for said Cook County, in the State aforesaid, hereby certifies that Rotert B. Curtis, Area President of Kimball Hill Homes Illinois, LLC, is 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 severally acknowledged that as such Officer of said company signed and delivered the said instrument, pursuant to authority given by the Management Committee of said company, as his free and voluntary act, and 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 22nd day of rebruary, 2007.

'OFFICIAL SEAL' Heather Sachs Notary Public, State of Illinois My Commission Exp. 07/12/2008

Notary Public

SEND SUBSEQUENT TAX BILLS

AND RETURN TO:

SHAILENDRAS. Regency

This instrument was prepared by:

Shailendra & Madhu Mehta 225 Regency Drive

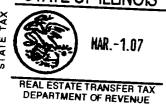
Bartlett, IL 60103 Lisa M. Fiveash

Kimball Hill Homes 5999 New Wilke Road Rolling Meadows, IL 60008 # 0000038821

STATE TAX

REAL EST TRANSFER FP 102804 0029200 TAX

STATE OF ILLINOIS





0706740189D Page: 3 of 3

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SCHEDULE A ALTĀ Commitment File No.: 515366

LEGAL DESCRIPTION

Lot 27 in the Final Plat of Survey of Regency Oaks Subdivision, being a subdivision of part of the Southwest quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 7, 2003 as document 03-21918004 and as amended by Certificate of Correction recorded September 2, 2004 as document 04-24639083, in Cook County, Illinois.

Property of Cook County Clerk's Office

Breeze

Authorized Signature