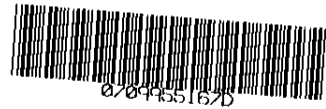


WHEN RECORDED MAIL TO:
SBI TITLE, INC.
415 Creekside Drive - Suite 107
Palatine, Illinois 60074

UNOFFICIAL COPY



Doc#: 0709955167 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/09/2007 03:28 PM Pg: 1 of 5

THIS INSTRUMENT WAS
PREPARED BY:
Anthony Campanale & Assoc.
19 S. LaSalle St., Suite 1500
Chicago, IL 60603 (1)

~~MAIL RECORDED DEED TO:~~
~~James Allen~~
~~800 E. Northwest Highway #700~~
~~Palatine, IL 60074~~

2007057

WARRANTY DEED

This Warranty Deed is made by **Laural Townhomes, LLC**, an Illinois limited liability company having an address at 800 W. Northwest Highway, Palatine, Illinois 60074 (the "Grantor") in favor of Sonia Fernandez, of the city of Northbrook, state of Illinois ("the Grantee").

WITNESSETH that:

The Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, AND CONVEY unto Grantee and to their successors, heirs and assigns, all of 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 and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining land described therein (including, but not limited to, easements and rights which may be granted or retained in a Declaration of Easements to be recorded after the date hereof, as contemplated by the Declaration of Condominium). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Condominium and the Declaration of Easements the same as though the provisions of said Declarations were recited and stipulated at length herein.

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, of the Grantor either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the

SX

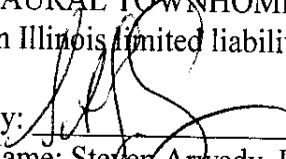
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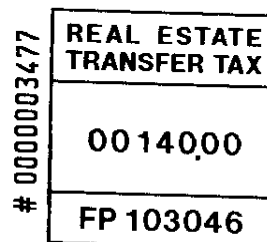
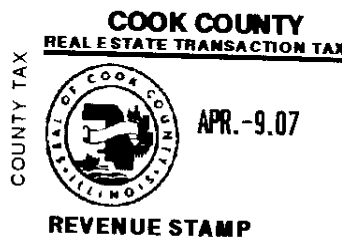
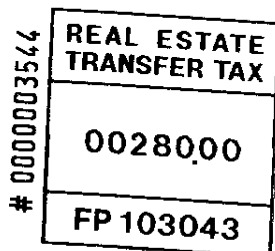
appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to (1) current real estate taxes and real estate taxes for subsequent years; (2) covenants, conditions and restrictions of record which do not render the Unit unusable as a residence nor cause a forfeiture or reversion of title; (3) The plat of record; (4) the Condominium Declaration; (5) easements for ingress and egress and public, private, drainage and utility easements of record, including those provided for in any plat of subdivision of the property which may hereafter be recorded; (6) applicable zoning, planned unit development and building laws and ordinances and building set back lines; (7) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, and drainage easements, feeders, tile laterals, and water retention basins, if any, located in or serving the property; (8) roads and highways, if any; (9) title exceptions pertaining to liens or encumbrances of a definite amount which may be removed by the payment of money at the time of closings and which Seller may so remove at that time by using the funds to be paid upon delivery of the Deed; (10) matters over which the title insurer is willing to insure without cost to Purchaser and which do not render the Unit unusable as a residence; (11) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (12) party wall and party wall agreements contained in Declaration of Easements and Party Walls; (13) purchaser's mortgage, if any; (14) insurable encroachments, if any; (15) limitations and conditions imposed by the Illinois Condominium Property Act or the Municipal Code of the Village of Northbrook.

IN WITNESS WHEREOF, said party of the first part has executed this Warranty Deed as of February 7, 2007.

BY: LAURAL TOWNHOMES, LLC
an Illinois limited liability company, by its Manager

By: 
Name: Steven Arwady, President of Laural Properties, Inc.
Manager of Laural Townhomes, LLC



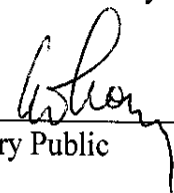
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS.

The undersigned, a Notary Public in and for said County and State, does hereby certify that **Steven Arwady**, who is the President of Laural Properties, Inc., which is the manager of **Laural Townhomes, LLC**, a limited liability company formed under the laws of the State of Illinois, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal February 7, 2007.



 Notary Public



County Clerk's Office

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Exhibit A

Unit 2007 and Parking Space 6, together with its undivided percentage interests in the common elements in Laural Condominiums as delineated and defined in the Declaration recorded on December 8, 2006 as Document Number 0634209128 as described upon the plat of survey of the following described parcel of real property:

Parcel 1: Lot 1 (except the East 4 feet thereof) and Lot 2 in Lorenz, Murphy & Jacobsen Subdivision, being a Subdivision of the South 153 feet of the East 440.0 feet of the North 450 feet of the South Half of the Southeast Quarter of Section 9, Township 42 North, Range 12, East of the Third Principal Meridian, (except the East 33.0 feet taken for Highway), according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, as document number 2341082.

Parcel 2: Lot 1 (except that part of Lot 1 of E. Klaners Subdivision in the South One Half of the South One Half of Sections 9 and 10, all in Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded February 15, 1907 as document number 3991363, in Cook County, Illinois, described as follows:

Beginning at the Southeast Corner of said Lot 1; thence on an assumed bearing of North 00 degrees 30 minutes 45 seconds East along the East Line of Said Lot 1, a distance of 53.06 feet to the Easterly Line of Lot 1; thence South 24 degrees 33 minutes 52 seconds West along the Southwesterly extension of said Easterly Line, 9.81 feet to a Line 4.00 feet West of and parallel with the East Line of Lot 1 aforesaid, thence South 00 degrees 30 minutes 45 seconds West along said parallel line, 44.13 feet to the South Line of Lot 1; thence South 89 degrees 56 minutes 38 seconds East along said South Line, 4.00 feet to the point of beginning, containing 0.004 acres (194 square feet) of the land, as conveyed in the deed recorded as document number 95026633) and (except that part of Lot 1 of E. Klaners Subdivision in the South One Half of the South One Half of Sections 9 and 10, all in Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded February 15, 1907 as document number 3991363, in Cook County, Illinois, described as follows:

Beginning at the Northeast Corner of Said Lot 1; thence on an assumed bearing of South 34 degrees 33 minutes 52 seconds West along the Easterly Line of said Lot 1, a distance of 111.85; thence North 21 degrees 02 minutes 32 seconds East 83.91 feet; thence Westerly along a tangential curve, concave Westerly, radius 21.00 feet, Central angle 102 degrees 58 minutes 50 seconds 37.74 feet; thence North 81 degrees 56 minutes 18 seconds West along tangent, 30.27 feet to the North Line of Lot 1 aforesaid; thence South 89 degrees 56 minutes 38 seconds East along said North Line, 67.15 feet to the point of beginning, containing 0.19 acres of the land, as conveyed in the deed recorded as document number 95026642) and Lot 2 in E. Klaners Subdivision in the South One Half of the South One Half of Sections 9 and 10, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

After recording of the Plat of Condominium to be known as the Laural Town Homes Condominium.

Permanent Index Number:

Street Address:

04-09-412-007
04-09-412-008
04-09-412-028
04-09-412-029

2004-2022 Maple Avenue, 2001-2023
Walters Avenue and 1400-1420 and
1420 A - 1420 J Shermer Road,
Northbrook, Illinois 60062

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMON ADDRESS: **2007 Walters**
 Northbrook, IL 60062

Property of Cook County Clerk's Office