

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)
JOINT TENANCY



Doc#: 0711440176 Fee: \$20.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2007 03:59 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR, TRAFALGAR SQUARE CONDOMINIUM, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, CONVEYS and WARRANTS to:

PETER FARACI AND NELLA FARACI, 2127 N. Chestnut Ave, Arlington Heights, IL 60004, not in Tenancy in Common but in JOINT TENANCY.

P.N.T.N.

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: To have and to hold said premises not in Tenancy in Common but in JOINT TENANCY FOREVER.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 10-20-121-038-0000 and 10-20-121-039-0000
(Affects Underlying Land)

Address of Real Estate: 8300 Concord Drive, Unit 206, Morton Grove, Illinois 60053

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 16th day of April, 2007.

TRAFALGAR SQUARE CONDOMINIUM, LLC,
an Illinois limited liability company

by: TSCM, INC.
an Illinois Corporation
its: Manager

by:
GUIDO C. NERI
its: President

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 02790 AMOUNT \$ 22.00 DATE 4/16/07
ADDRESS 8300 Concord Dr 206
(VOID IF DIFFERENT FROM DEED)
BY:

UNOFFICIAL COPY

State of Illinois }
 } ss
 County of Cook }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GUIDO C. NERI, President of TSCM, INC., an Illinois corporation, personally known to me to be Manager of TRAFALGAR SQUARE CONDOMINIUM, LLC, an Illinois limited liability company, and 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 as the Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Members 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 16th day of April, 2007.

Commission Expires: December 27, 2010



M E Lanigan

 Notary Public

This instrument prepared by: **Robert J. Di Silvestro, 5231 N Harlem, Chicago, IL 60656**

MAIL TO:

Peter & Nella Faraci
2127 N. Chestnut Ave
Arlington Hts IL 60004

SEND SUBSEQUENT TAX BILLS TO:

PETER & NELLA FARACI
 8300 Concord Drive, Unit 206
 Morton Grove, Illinois 60053

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EXHIBIT "A" Legal Description

PARCEL 1: UNIT NUMBER 206 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING BELOW A HORIZONTAL PLANE OF 669.63 FEET (NGVD) IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-4 AND STORAGE SPACE S-4 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 DECLARATION OF CONDOMINIUM 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME AND A RESERVATION BY THE DEVELOPER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) ACTS OF PURCHASER, (8) ENCROACHMENTS, IF ANY, AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.


P.I.N.: 10-20-121-038-0000 and 10-20-121-039-0000 (Affects underlying land)

c/k/a: Unit 206, 8300 Concord Drive, Morton Grove, Illinois 60053

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STATE OF ILLINOIS

STATE TAX



APR. 23.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000031064

REAL ESTATE TRANSFER TAX
00293.50
FP 103021

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 23.07

REVENUE STAMP

0000031064

REAL ESTATE TRANSFER TAX
00146.75
FP 103025

Property of Cook County Clerk's Office