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WARRANTY DEED

REGENCY OAKS

Doc#: 0711705247 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/27/2007 02:11 PM Pg: 1 of 3

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The Grantor, Regency Oaks Limited Partnership, an Illinois limited partnership, by Kimball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general partner, of Rolling Meadows, Illinois, 60008, for and in consideration of the sum of Ten Dolla's (\$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: Ernest Evans III and Latrice Y. Evans (Husband and Wife), Not as Tenants in Common but as Tenants by the Entirety, to lowing 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 Declaration of Covenants, Restrictions and Grant of Easements recorded on September 2.2, 2003, as Document No. 0326719152, and any and all amendments thereto; the Declaration 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:

221 Regency Court, Lot # 26 Bartlett, IL 60103

Real Estate Index Number:

06-34-307-026



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0711705247D Page: 2 of 3

EXHIBIT "A"

n the Final Plat of Survey of Re.
34, Township 41 North, Range 9, ...
17, 2003 as document 03-21918004 and ...
nent 04-24639083, in Cook County, Illinois.

PIN 01-34-307-62-6 Lot 26 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

0711705247D Page: 3 of 3

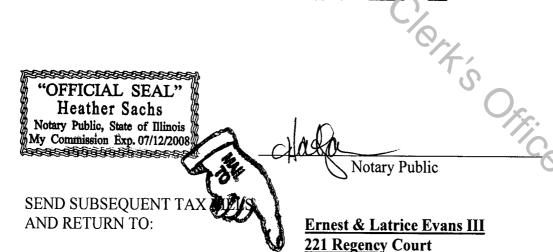
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In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this <u>5th</u> day of <u>April</u>, <u>2007</u>.

STATE OF ILLINOIS & REAL	L ESTATE	REGENCY OAKS LIMITED PARTNERSHIP, an Illinois limited partnership
STATE OF ILLINOIS 22 TRAN	ISFER TAX	By: Kimball Hill Homes Illinois, LLC, an Illinois
400 27 07 B	276.00	limited liability company, its sole general partner
:	102804	By: Robert B. Curlis
		Robert B. Curtis, Area President
STATE OF ILLINOIS)) SS. COUNTY OF COOK)		

The undersigned, a Notary Public, in and for said Cook County, in the State aforesaid, hereby certifies that Robert 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 5th day of April 2007.



This instrument was prepared by:

Lisa M. Fiveash Kimball Hill Homes 5999 New Wilke Road Rolling Meadows, IL 60008

Bartlett, IL 60103

