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Doc#: 0712026070 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2007 10:42 AM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

THE GRANTOR(S)

Above Space for Recorder's use only

Nugent Square LLC

a limited liability corporation 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 (\$10) TEN AND NO/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said corporation, CONVEYS and WARRANTS to

Nugent Square Development, LLC, a limited liability corporation
18225 Morris
Homewood, Illinois 60430

P.N.T.N.

the following described Real Estate situated in the County of in the State of Illinois, to wit:

Parcel 1:

Unit Numbers 10, 20, 40, 50, 60, 70, 90 and 100 in Nugent Square at Glenwood Commercial Condominium as delineated on a Plat of Survey of the following described tract of land: Lot 1 and Lot 2 in Nugent Square Subdivision, being a Resubdivision of Lot 1 and Lot 2 in Asselborn Subdivision, being a Subdivision of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 2000 as Document 00152893 and also that part of vacated Campbell Street as recorded June 23, 2004 as Document 0417527007, according to the Plat thereof recorded May 4, 2005 as Document 0512432153; which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 29, 2005 as Document 0536345145, and as amended; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Unit Numbers 210, 410, 220, 420, 230, 330, 430, 440, 250, 350, 450, 260, 360, 270, 280, 380, and 480 in Nugent Square at Glenwood Residential Condominium as delineated on a Plat of Survey of the following described tract of land: Lot 1 and Lot 2 in Nugent Square Subdivision, being a Resubdivision of Lot 1 and Lot 2 in Asselborn Subdivision, being a Subdivision of the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 2000 as Document 00152893 and also that part of vacated Campbell Street as recorded June 23, 2004 as Document 0417527007, according to the Plat thereof recorded May 4, 2005 as Document 0512432153; which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 29, 2005 as Document 0536345146, and as amended; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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UNOFFICIAL COPY**Parcel 3:**

Easement for pedestrian and vehicular ingress and egress and vehicular parking for the benefit of Parcel 1 and Parcel 2 created by a Grant in a Declaration of Covenants, Conditions, Restrictions and Easements for Nugent Square at Glenwood Residential Condominium and Nugent Square at Glenwood Commercial Condominium recorded December 29, 2005 as Document No. 0536345144, and as amended, over Lot 1 and Lot 2 in Nugent Square Subdivision, being a Resubdivision of Lot 1 and Lot 2 in Asselborn Subdivision, being a Subdivision in the Southwest 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded March 2, 2000 as Document 00152893 and also that part of vacated Campbell Street recorded June 23, 2004 as Document 0417527007; according to the Plat thereof recorded May 4, 2005 as Document 0512432153, all in Cook County, Illinois.

Permanent Index Numbers (PINs):

32-03-319-014-1001 (Unit 10, Parcel 1)	32-03-319-015-1008 (Unit 220, Parcel 2)
32-03-319-014-1002 (Unit 20, Parcel 1)	32-03-319-015-1009 (Unit 430, Parcel 2)
32-03-319-014-1003 (Unit 40, Parcel 1)	32-03-319-015-1012 (Unit 440, Parcel 2)
32-03-319-014-1004 (Unit 50, Parcel 1)	32-03-319-015-1013 (Unit 250, Parcel 2)
32-03-319-014-1005 (Unit 60, Parcel 1)	32-03-319-015-1014 (Unit 350, Parcel 2)
32-03-319-014-1006 (Unit 70, Parcel 1)	32-03-319-015-1015 (Unit 450, Parcel 2)
32-03-319-014-1007 (Unit 90, Parcel 1)	32-03-319-015-1016 (Unit 260, Parcel 2)
32-03-319-014-1008 (Unit 100, Parcel 1)	32-03-319-015-1017 (Unit 360, Parcel 2)
32-03-319-015-1001 (Unit 210, Parcel 2)	32-03-319-015-1019 (Unit 270, Parcel 2)
32-03-319-015-1003 (Unit 410, Parcel 2)	32-03-319-015-1022 (Unit 280, Parcel 2)
32-03-319-015-1004 (Unit 220, Parcel 2)	32-03-319-015-1023 (Unit 380, Parcel 2)
32-03-319-015-1006 (Unit 420, Parcel 2)	32-03-319-015-1024 (Unit 480, Parcel 2)
32-03-319-015-1007 (Unit 230, Parcel 2)	

~~32-03-319-012~~~~32-03-319-013~~Address(es) of Real Estate: **30 Nugent Square, Glenwood, IL 60425**

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2005 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager, and attested by its Member/Manager, this day of 4/11, 2007.


NUGENT SQUARE LLC

Impress
Corporate Seal
Here

By


CHARLES E. SMITH, JR.
Its Member/Manager

By


CHARLES P. BRUTI
Its Member/Manager

UNOFFICIAL COPY

State of Illinois, County of Will ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that CHARLES E. SMITH, JR. personally known to me to be Member/Manager of NUGENT SQUARE LLC, and CHARLES P. BRUTI, personally known to me to be the Member/Manager of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Member/Managers they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Managers of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 11th day of April, 2007.
 Commission expires _____, 2007

Barbara J. Housman
 NOTARY PUBLIC

This instrument was prepared by: Dirk Van Beek, Attorney at Law, 7220 West 194th Street Tinley Park, Illinois 60487

MAIL TO:
Daniel J. McNamara, Esq.
18225 Morris Avenue
Homewood, Illinois 60430

SEND SUBSEQUENT TAX BILLS TO:
 Nugent Square Development, LLC
 30 Nugent Square
 Glenwood, IL 60425

OR

Recorder's Office Box No. _____

NO. 4872 REAL ESTATE TRANSFER TAX
 AMOUNT 20825.00
 DATE 4-11-07
 SOLD BY: CMS

The Village of GLENWOOD

STATE TAX

STATE OF ILLINOIS

APR. 26. 07

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000031739

REAL ESTATE TRANSFER TAX
04165.00
FP 103021

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

APR. 26. 07

REVENUE STAMP

000031739

REAL ESTATE TRANSFER TAX
02082.50
FP 103025