



Doc#: 0712133164 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/01/2007 01:23 PM Pg: 1 of 4

WARRANTY DEED
(Illinois)

THE GRANTOR(S):

FLORAMO CONSTRUCTION CORP.,
AN ILLINOIS CORPORATION, of the
VILLAGE OF NEW LENOX County of
WILL State of ILLINOIS for and in

consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,
CONVEY and WARRANT to:

Standard Bank and Trust Company, a Corporation of Illinois, as Trustee under
Trust Agreement dated April 20, 2007 and known as Trust No. 19901
7800 W. 95th Street
Hickory Hills, IL 60457

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

~~PROPOSED UNIT NO(S) 3B IN FOUNTAIN HILLS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 75 IN THE VILLAS OF FOUNTAIN HILLS PHASE. 3 PLAT OF SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER [redacted], TOGETHER WITH ITS UN [redacted] PERCENTAGE INTEREST IN THE COMMON ELEMENTS. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.~~

Permanent Real Estate Index Number(s): 27-32-313-002-0000
Address(es) of Real Estate: 11131 WATERS EDGE DR. #3B, ORLAND PARK, IL 60467

SUBJECT TO: General taxes for the year 2006 and subsequent years; conditions, covenants, and restrictions of record.

TO HAVE AND TO HOLD the above granted premises as tenants by the entirety forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

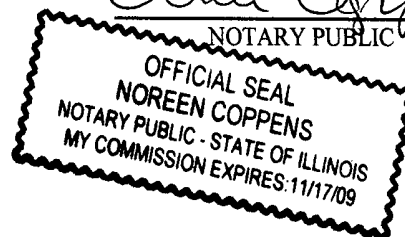
IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals this 30th day of April, 2007.

[Signature]
FLORAMO CONSTRUCTION CORP.
AN ILLINOIS CORPORATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FLORAMO CONSTRUCTION CORP., AN ILLINOIS CORP.** 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 acknowledged that she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of April 2007
Commission expires 11-17-09 20



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UNOFFICIAL COPY

AFTER RECORDING SEND TO:

~~Helen Budiselich
11131 Waters Edge Dr., Unit 3B
Orland Park, IL 60467~~

*John CONROY
4544 W. 1103rd St.
OAK LAWN IL
60453*

SEND SUBSEQUENT TAX BILLS TO:

Helen Budiselich
11131 Waters Edge Dr., Unit 3B
Orland Park, IL 60467


Property of Cook County Clerk's Office

This instrument was prepared by:

Floramo Construction Corp.
1804 Garnet Ct.
New Lenox, IL 60451
(815) 723-6660

STATE TAX

STATE OF ILLINOIS



MAY.-1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038791


REAL ESTATE TRANSFER TAX

00205.00

FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.-1.07

REVENUE STAMP

0000038791

REAL ESTATE TRANSFER TAX

00132.50

FP 103034

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee in and to all the premises above described.

EXHIBIT A

UNOFFICIAL COPY

STREET ADDRESS: 11131 WATERS EDGE DR., UNIT 3B

CITY: ORLAND PARK COUNTY: COOK

TAX NUMBER: 27-32-313-004-1010

LEGAL DESCRIPTION:

UNIT NUMBER 3B IN FOUNTAIN HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 75 IN THE VILLAS OF FOUNTAIN HILLS PHASE 3 PLAT OF SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NUMBER 0533227003; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office