

UNOFFICIAL COPY



0714126207D

Warranty Deed
LLC TO INDIVIDUAL(S)

ILLINOIS

Doc#: 0714126207 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/21/2007 03:44 PM Pg: 1 of 3

07040025-COOK 1082
EXETER TITLE COMPANY — FILE #
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THIS AGREEMENT between Flight 23 Properties LLC a 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, party of the first part, and Latonia Terrell of 1619 McKool Avenue, Streamwood, Illinois 60107 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Managers of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

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 party of the first part, 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Latonia Terrell, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2006 and subsequent years; Covenants, conditions and restrictions of record, if any; all exceptions set forth in the April 12, 2007 Real Estate Contract and any Riders attached thereto.

Permanent Real Estate Index Number(s): 06-25-316-041-0000

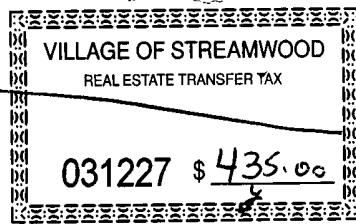
Address(es) of Real Estate: 1619 McKool, Streamwood, Illinois, 60107

3/2

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The date of this deed of conveyance is May 16, 2007.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Managing Member on the date stated herein.

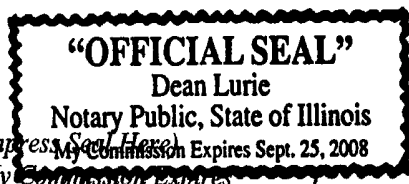


FLIGHT 23 PROPERTIES, LLC

Brian Kane
By: Brian Kane Managing Member

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Kane personally known to me to be the Managing Member of Flight 23 Properties 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 severally acknowledged that as such Managing Member, he signed and delivered the said instrument, pursuant to authority given by the board of Members/Managers of said company, as their 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, May 16, 2007

Dean Lurie
Notary Public

This instrument was prepared by:
Dean Lurie
221 N. LaSalle Street, 32nd Floor
Chicago, IL, 60601

Send subsequent tax bills to:
Latonia Terrell
1619 McKool
Streamwood, Illinois, 60107

Recorder-mail recorded document to:
Robert C. Lake
Lake & Earhart, LLC
310 South County Farm Road
Wheaton, Illinois, 60187

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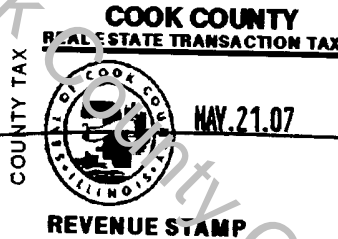
“ Exhibit A “

PARCEL 1: LOT 6374 IN WOODLAND HEIGHTS EAST, BEING A RESUBDIVISION OF LOTS 6268, 6269 AND 6270 IN WOODLAND HEIGHTS, A SUBDIVISION IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 21397105 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 06-258-316-041-0000

Commonly Known As: 1619 McKee Avenue, Streamwood, IL 60107



REAL ESTATE TRANSFER TAX
0007250
FP 103042

0000024420



REAL ESTATE TRANSFER TAX
0014500
FP 103037

000012113