

07-01554

WARRANTY DEED
(INCORPORATION TO INDIVIDUAL)

UNOFFICIAL COPY



10/2
THE GRANTORS, P.N. Sullivan Development
LLC, an Illinois limited
liability company,

Doc#: 0719441194 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/13/2007 12:42 PM Pg: 1 of 3

of the Village of Lemont, County of Cook, State of
Illinois, for and in consideration of Ten and no/100
Dollars and other valuable consideration in hand
paid,

CONVEY AND WARRANT to

ANTHONY JOSEPH ROSSI, A SINGLE MAN AND

Hollie Ann Hamstra, A single woman, as joint tenants
1424 Dahlgren Ln.
Minooka, IL 60447

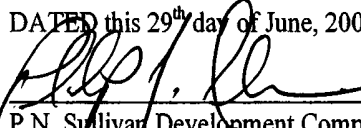
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

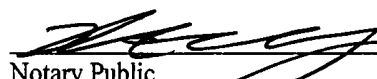

Permanent Real Estate Number(s): 22-20-424-011-0000
Address of Real Estate: 855 Illinois St #R3, Lemont, IL 60439

DATED this 29th day of June, 2007.

 (SEAL)
P.N. Sullivan Development Company, Inc.
By: Phillip J. Sullivan
Its: Managing Member

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that P.N. Sullivan Development LLC are personally known to me to be the same persons whose
names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they 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 this 29th day of June, 2007.


Notary Public
Prepared by: Peter Coules, Jr., Esq.,  Notary Public, State of Illinois
MY COMMISSION EXPIRES 9/3/2009
Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:

Send Subsequent Tax Bills To:

Hollie Hamstra and Tony Rossi
(Name)

Hollie Hamstra & Tony Rossi
(Name)

1424 Dahlgren Lane
(Address)

1424 Dahlgren Lane
(Address)


Minooka, IL 60447
(City, State and Zip)

Minooka, IL 60447
(City, State and Zip)

PREMIER TITLE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL. 12.07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00170.00
0000027852 FP 103042

STATE OF ILLINOIS
 STATE TAX

 JUL. 12.07
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00340.00
0000015550 FP 103037

UNOFFICIAL COPY

PARCEL 1:

UNIT NO. R3 IN THE ILLINOIS STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1, 2, 9 AND 10 IN BLOCK 22 IN ATHENS, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE WEST HALF OF THAT PART OF VACATED CATHERINE STREET ADJACENT TO SAID LOT 10, ALL IN ATHENS, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE EASTERLY ALONG THE NORTH LINE OF ILLINOIS STREET A DISTANCE OF 130.00 FEET TO THE EASTERLY LINE OF THE WEST HALF OF VACATED CATHERINE STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WEST HALF A DISTANCE OF 88.63 FEET; THENCE WESTERLY 130.00 FEET TO A POINT OF THE WESTERLY LINE OF LOT 2, SAID POINT BEING 91.52 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 9; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 2 AND 9 A DISTANCE OF 91.52 FEET TO THE POINT OF BEGINNING: (EXCEPTING THEREFROM THE FOLLOWING TRACT: BOUNDED BY U.S.G.S. ELEVATIONS 606.00 AND 621.33, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF AFORESAID LOT 9; THENCE NORTH 19 DEGREES 13 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 44.67 FEET; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 1.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 12.93 FEET; THENCE SOUTH 19 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 4.09 FEET; THENCE NORTH 70 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 10.44 FEET; THENCE NORTH 19 DEGREES 3 MINUTES 16 SECONDS WEST A DISTANCE OF 1.10 FEET; THENCE NORTH 70 DEGREES 46 MINUTES 56 SECONDS EAST A DISTANCE OF 12.31 FEET; THENCE NORTH 19 DEGREES 10 MINUTES 5 SECONDS WEST A DISTANCE OF 3.00 FEET; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 26.51 FEET; THENCE SOUTH 19 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 3.00 FEET; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 12.31 FEET; THENCE SOUTH 19 DEGREES 23 MINUTES 48 SECONDS EAST A DISTANCE OF 1.09 FEET; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 10.43 FEET; THENCE NORTH 19 DEGREES 16 MINUTES 51 SECONDS WEST A DISTANCE OF 4.02 FEET; THENCE NORTH 70 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 12.92 FEET; THENCE NORTH 19 DEGREES 4 MINUTES 45 SECONDS WEST A DISTANCE OF 45.45 FEET; THENCE SOUTH 70 DEGREES 48 MINUTES 16 SECONDS WEST A DISTANCE OF 97.96 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 7 SECONDS EAST A DISTANCE OF 45.51 FEET, TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0634018023 AND AMENDED AND RE-RECORDED AS DOCUMENT NO. 0703815096, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF G-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0634018023 AND RE-RECORDED AS DOCUMENT NO. 0703815096.

"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, 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."