



Doc#: 0724141117 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 02:34 PM Pg: 1 of 2

Warranty Deed

ILLINOIS



REAL ESTATE TRANSFER TAX
0528000
FP 102801

Above Space for Recorder's Use Only

THE GRANTOR(s) Regency Club Homes, LLC, of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Travis Miller and Courtney Miller, Husband and Wife, as Tenants by the Entirety, of 1703 N. Sheffield Avenue, #2, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not due and payable at the time of closing; the Declaration, including all amendments and exhibits thereto; applicable zoning and building laws and ordinance; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, agreements, covenants, and restrictions of record, if any; leases and licenses affecting the Common Areas or Purchaser; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser and encroachments, if any. **
Permanent Real Estate Index Number(s): 16-07-120-027-0000, 16-07-120-028-0000, 16-07-120-029-0000
Address(es) of Real Estate: 176 N. Marion, Oak Park, Illinois 60301

The date of this deed of conveyance is July 27, 2007

Regency Club Homes, LLC

(SEAL) By:

(SEAL) _____

(SEAL) _____

By: _____

(SEAL) _____

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 Alex Troyanovsky, Member of Regency Club Homes, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) 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 July 27, 2007

Notary Public

MGR - INTERNATIONAL

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 176 N. Marion, Oak Park, Illinois 60301

PARCEL 1:

THAT PART OF LOT 1 IN MORADI SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF MARION STREET, A DISTANCE OF 247.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID THE WEST LINE OF LOT 1, ALSO BEING THE EAST LINE OF MARION STREET, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PARTY WALL AGREEMENTS AND BY-LAWS DELINEATED IN THE DECLARATION OF THE REGENCY CLUB TOWN HOME, RECORDED ON February 8, 2007 AS DOCUMENT NUMBER 0703918029.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 07039180209, AFFECTS COMMON AREA.

**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 Regency Club Town Home Declaration of Covenants, Conditions, Restrictions and Easements, 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 through the provisions of said Declaration were recited and stipulated at length herein."

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:
Travis Miller
176 N. Marion
Oak Park, Illinois 60301

Recorder-mail recorded document to:
Audrey Tokarz
184 Schuman Boulevard
Suite 250
Naperville, Illinois 60563

