

UNOFFICIAL COPY

First American Title

Order # 1715899

16214

MAIL TO:

Thomas J. Anselmo
Attorney At Law
1807 W. Diehl Rd., #333
Naperville, IL 60563



Doc#: 0726301138 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 01:12 PM Pg: 1 of 2

WARRANTY DEED

The Grantor, WESTERN SPRINGS ONE, L.L.C., a Limited Liability Company, chartered 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 Ten and No/100 (\$10.00) Dollars and other good and valuable considerations receipt of which is hereby acknowledged in hand paid, CONVEYS and WARRANTS to

Kevin M. Blahnik and Sarara A. Blahnik, husband and wife, of 461 Oxford Lane, Crystal Lake, IL 60014, in fee simple, to have and hold, not as tenants in common nor as joint tenants, but as Tenants By The Entirety, the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

THAT PART OF LOT 239 IN TIMBER TRAILS SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT RECORDED OCTOBER 27, 2005, AS DOCUMENT NO. 0530003135 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED FEB. 15, 2006 AS DOCUMENT NO. 0604634053, APRIL 20, 2006 AS DOCUMENT NUMBER 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NUMBER 0624031066 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 239; THENCE SOUTH 19 DEGREES 12 MINUTES 26 SECONDS EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 70 DEGREES 47 MINUTES 35 SECONDS WEST, A DISTANCE OF 102.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 70 DEGREES 47 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 19 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 19 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 115.00 FEET; TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 0.079 ACRES.

Permanent Tax Index Number: 18-18-406-005-0000

Address of Real Estate: 1015 Hickory Dr., Western Springs, IL. 60558

SUBJECT TO: Existing Covenants, Conditions, Easements and Restrictions of Record, Declaration of record, Association dues accruing after date of deed, and to General Taxes for the 2nd half of the year 2006 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager and its Authorized Signatory this 7th day of September, 2007.

WESTERN SPRINGS ONE, L.L.C.

BY: [Signature]
Manager

BY: [Signature]
Authorized Signatory

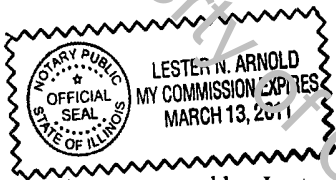
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PATRICK A. TAYLOR, personally known to me to be the Manager of said Limited Liability Company, and BRIAN P. TAYLOR, personally known to me to be an authorized signatory of said Limited Liability Company, 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 Manager and Authorized Signatory, they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of September, 2007.

Commission Expires: March 13, 2011



Lester N. Arnold
Notary Public

This Instrument was prepared by: Lester N. Arnold, 1405 Wright Blvd., Schaumburg, IL 60193

Send subsequent Tax Bills to: Kevin M. & Sandra A. Blahnik
1015 Hickory Dr.
Western Springs, IL. 60558

