

# UNOFFICIAL COPY

NW6104787 PU

WARRANTY DEED 10/2  
STATUATORY, ILLINOIS  
(Limited liability company to Individual). THE GRANTOR,  
STONE GATE OF DES PLAINES,  
LLC, an Illinois  
limited liability company,  
For and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid,  
CONVEYS and WARRANTS to



Doc#: 0726333077 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2007 01:30 PM Pg: 1 of 4

NICHOLAS TSELEKIS AND LUCY MICHALCZYK, not as Tenants in Common, not as Tenants by the Entirety, but as JOINT TENANCY.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois not as Tenants in Common, not as Tenants by the Entirety, but as JOINT TENANCY.

PERMANENT REAL ESTATE INDEX NUMBER: 09-17-100-058-0000

ADDRESS OF REAL ESTATE: 370 WESTERN AVENUE  
UNIT 709  
DES PLAINES, ILLINOIS 60016

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$1,000.00  
NO. 50110 #709  
370 WESTERN AVE  
CITY OF DES PLAINES  
8/20/07

There was no tenant of the above unit to waive any right of first refusal  
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.

MAIL TO:  
NICHOLAS P. TSELEKIS  
LUCY B. MICHALCZYK  
370 WESTERN AVENUE, UNIT 709  
DES PLAINES, IL 60016

SEND TAX BILLS TO:  
NICHOLAS P. TSELEKIS  
LUCY B. MICHALCZYK  
370 WESTERN AVENUE, UNIT 709  
DES PLAINES, IL 60016

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714

4K9

BOX 333-671

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Property of Cook County  
Cook's Office

SEAL OF COOK COUNTY  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
 SEP. 19.07  
 REVENUE STAMP  
 # 00000000  
 REAL ESTATE TRANSFER TAX  
 00155.00  
 FP 1030334

SEAL OF COOK COUNTY  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 SEP. 19.07  
 # 0000043815  
 REAL ESTATE TRANSFER TAX  
 00310.00  
 FP 1030332

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 709 IN THE STONE GATE OF DES PLAINES CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: NON EASEMENT AREA #4, (N.E.A. #4) OF THE PLAT OF DEDICATION OF EASEMENT, BEING PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE, 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2005 AS DOCUMENT 0512645151 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED **APRIL 12, 2007** AS DOCUMENT NUMBER 0710209098, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE **P-15 and P-16** AND INDOOR STORAGE SPACE **S-15 and S-16** AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0710209098, AS MAY BE AMENDED FROM TIME TO TIME.

### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE STONE GATE CONDOMINIUMS MASTER ASSOCIATION RECORDED JANUARY 24, 2006 AS DOCUMENT NUMBER 0602419024, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2006 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S 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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

**UNIT 709  
370 WESTERN AVENUE  
DES PLAINES, IL 60016**

PERMANENT REAL ESTATE INDEX NUMBERS:

09-17-100-058-0000

