

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)



Doc#: 0733835181 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/04/2007 10:44 AM Pg: 1 of 2

### AFTER RECORDING, RETURN TO:

Thomas A. Gilley  
Attorney at Law  
15525 S. Park Ave., Suite 104  
South Holland, IL 60473

### THIS INSTRUMENT PREPARED BY:

Stephen W. Taylor, Atty.  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 S. Harlem Avenue  
Orland Park, IL 60462

THE GRANTOR, **MATTESON FC, LLC**, an Indiana Limited Liability Company, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Majority Members of said Limited Liability Company **CONVEYS** and **WARRANTS** unto

**GLORIA L. ANDERSON**, <sup>a</sup>single person  
of 12634 S. Saginaw, Chicago, IL 60633

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

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index Number: 31-16-403-008-0000 and 31-16-403-016-0000 (covers PIQ and OP)

Property Address: 1403 Echelon Circle, Unit F, Matteson, IL 60443

Subject, however, to (i) general real estate taxes for 2006 and subsequent years; (ii) all easements, rights-of-way, rights, duties, obligations, covenants, conditions, restrictions, limitations and agreements of record; (iii) all legal highways and public rights-of-way; (iv) all matters that would be disclosed by an accurate survey or inspection of said real estate; and (v) the provisions of all applicable zoning laws. The property is conveyed AS IS, WHERE IS and WITH ALL FAULTS, and Grantor makes no, and disclaims all, warranties, either expressed or implied, with respect thereto.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that such person is a duly elected officer of Grantor and has been fully empowered to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

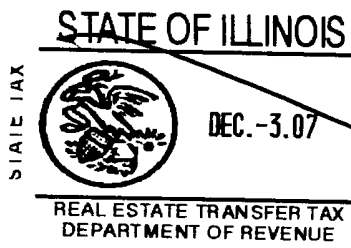
IN TESTIMONY WHEREOF, **MATTESON FC, LLC**, an Indiana Limited Liability Company, hath hereunto caused these presents to be signed by its Managing Member on this 10<sup>th</sup> day of November, 2007.

**MATTESON FC, LLC**,  
an Indiana Limited Liability Company

BY:   
David M. Flaherty, Managing Member

CTT

BOX 334 CTT



REAL ESTATE TRANSFER TAX
0018900
FP 103032

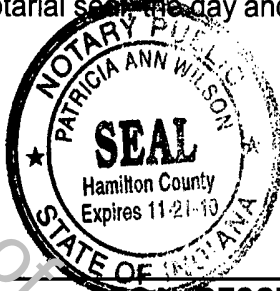
9423046 CTR 01/04/08

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STATE OF INDIANA )  
 ) SS.  
COUNTY OF Marion )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the person whose name is subscribed to the foregoing instrument is personally known to me to be duly authorized Managing Member of **MATTESON FC, LLC, an Indiana Limited Liability Company**, and that he appeared before me this day in person and acknowledged that he signed and delivered the said instrument in writing as the duly authorized Managing Member of said Limited Liability Company and caused the seal of said Limited Liability Company to be affixed thereto pursuant to authority given by the Members of said Limited Liability Company as his 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 notarial seal the day and year first above written.



Patricia Ann Wilson  
Notary Public

### LEGAL DESCRIPTION

**Unit F, Building 14, in The Echelon Condominium as delineated on a Plat of Survey of the following described tract of land:**

**Parts of Lots 1, 2 and 3 in the Final Plat of The Echelon of Matteson, being a part of the East 1/2 of the Southeast 1/4 of Section 16, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded January 4, 2007 as Document No. 0700415071, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded August 23, 2007 as Document No. 0723515034 as amended, together with its undivided percentage interest in the common elements.**

**Permanent Index Number: 31-16-403-008-0000 and 31-16-403-016-0000 (covers PIQ and OP)**

**Property Address: 1403 Echelon Circle, Unit F, Matteson, IL 60443**

"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."

NAME/ADDRESS OF TAXPAYER:

Gloria L. Anderson  
1403 Echelon Circle Unit F  
Matteson, IL 60443

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000045770	<b>REAL ESTATE TRANSFER TAX</b>
	DEC. -3.07		0009450
	<b>REVENUE STAMP</b>		FP 103034