

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Company to Individual)



Doc#: 0811334011 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2008 08:58 AM Pg: 1 of 2

The Grantor, Wood-Wilson, LLC,
A limited liability company
Created 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 Ten and
No/100 (\$10.00) Dollars, in
Hand paid, and pursuant to
Authority given by the Board
Of Managers of said Company
CONVEYS and WARRANTS to

Stephen R. Dykun, of 7020 Foxfire Drive, Crystal Lake, Illinois

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

Parcel 1: Unit 204A in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document Number 0615634000, and Amendment No. 1 recorded November 9, 2006, as Document Number 0631316011, and re-recorded December 12, 2006, as Document Number 0634615002, and as further amended from time to time with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-60 and Storage Space S-61.

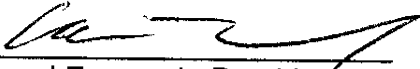
Permanent Index Numbers: 02-15-303-056-1056

Commonly known as: 435 Wood Street, Unit 204A, Palatine, IL 60067

Subject to General Real Estate Taxes for the year 2006 and subsequent years and covenants, conditions, restrictions, and easements of record.

In Witness Whereof, said Grantor has caused its name to be signed and attested to these presents by its designated Manager, this 9th day of April, 2008.

Wood-Wilson, LLC, an Illinois limited liability company
By: R. Franczak & Associates, Inc., Manager


Raymond Franczak, President

187-6C-89-X

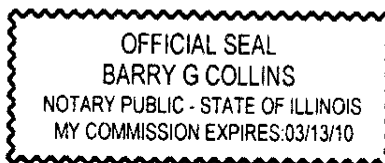
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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Raymond Franczak, personally known to me to be the President of R. Franczak & Associates, Inc., Manager of Wood-Wilson, LLC, an Illinois limited liability company, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he is the President of the corporation which is the manager of said limited liability company, pursuant to authority given by said company and he signed the foregoing instrument as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and seal, this 9th day of April, 2008.

Commission expires: 3/13/10

Barry G. Collins
NOTARY PUBLIC



This instrument was prepared by Barry G. Collins, 733 Lee Street, Suite 210, Des Plaines, Illinois 60016

Send subsequent tax bills to: Wood-Wilson, LLC
751 Graceland Avenue
Des Plaines, IL 60016

Please return to:

*T ZANK
40 BRINK ST.
CRYSTAL LAKE, IL 60014*

Grantor also hereby grants to the grantees, 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 through the provisions of said Declaration were recited and stipulated at length herein.

STATE OF ILLINOIS



APR. 22. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028658

REAL ESTATE TRANSFER TAX
00345.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 22. 08

REVENUE STAMP

0000040927

REAL ESTATE TRANSFER TAX
00172.50
FP 103042