

WARRANTY DEED

UNOFFICIAL COPY

Statutory

(LLC to Individual)



Doc#: 0817954009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2008 10:31 AM Pg: 1 of 3

3

THE GRANTOR, SAUK TRAIL GROUP, LLC, an Illinois 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 the sum of ten and able consideration in hand paid, and as to Sauk Trail Group, LLC pursuant to authority given by the managers of said

limited liability company, CONVEYS and WARRANTS to SEVAN OHANIAN, a single man, of the State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED EXHIBIT "A"

Subject To: General taxes for the year 2007 and subsequent years; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, including the Declaration of Covenants, Restrictions and Easements for Sauk Trail Townhomes III, and building lines of record and party wall rights, (none of which provide for reverter); applicable zoning and building laws and ordinances and liquor restrictions of record; unrecorded public utility easements, if any; and acts done or suffered by or judgments against Purchaser.

Permanent Index Number: 32-25-300-031-0000 (underlying number)
32-25-116-045-1016 (temporary assignment number)

Property Address: 1632 Carole Lane, Sauk Village, Illinois 60411

In Witness Whereof, said Grantor has caused this deed to be signed this 17th day of June, 2008.

SAUK TRAIL GROUP, LLC

0805-32464
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

By:
William Kanatas
President of Intercoastal
Administrative Corporation
Manager of Sauk Trail Group, LLC

By:
John Thomas Matthews
President of Midwest Management
Corporation Manager of Sauk Trail
Group, LLC

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS
)

I also DO HEREBY CERTIFY that WILLIAM KANATAS and JOHN THOMAS MATTHEWS, personally known to me to be the Managers of Sauk Trail Group, LLC, a 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 acknowledged that as such authorized managers, they signed and delivered the said instrument, pursuant to authority given by said Limited Liability Company, 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 notarial seal this 11th day of JUNE, 2008.

Stacia M. Thielmann
NOTARY PUBLIC

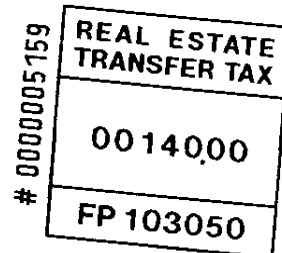
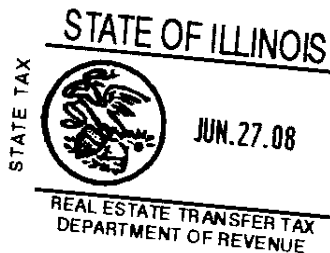
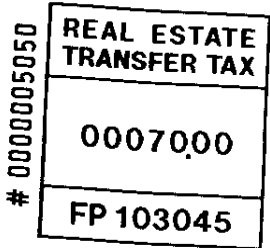
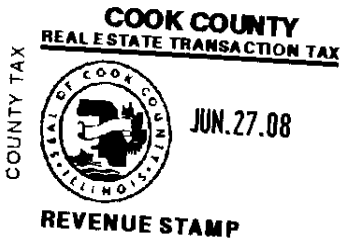


THIS INSTRUMENT PREPARED BY:

Anthony G. Barone
Barone & Jenkins, P.C.
635 Butterfield Rd., Ste. 145
Oakbrook Terrace, Illinois 60181
630/472-0037

AFTER RECORDING MAIL TO:

Nawal Daoud
Law Office of Nawal Daoud
5501 W. 79th St., Ste. 303
Burbank, IL 60459
708/952-0331



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A POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 0805-32464

SCHEDULE A (continued)

LEGAL DESCRIPTION

PARCEL

UNIT 2, 1632 CAROLE LANE

THAT PART OF LOT 9 IN LORAC SUBDIVISION UNIT 2, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS THE EAST 22.7 FEET OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE SOUTH EAST CORNER OF A 2 STORY BRICK AND FRAME TOWNHOUSE BEING 15.94 FEET WEST OF THE EAST LINE OF SAID LOT 9 AND 25.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 9; THENCE WEST ALONG THE FACE OF SAID BUILDING 38.81 FEET; THENCE NORTH ALONG THE FACE OF SAID BUILDING 19.95 FEET; THENCE WEST ALONG THE FACE OF SAID BUILDING 7.73 FEET; THENCE SOUTH ALONG THE FACE OF SAID BUILDING 19.95 FEET; THENCE WEST ALONG THE FACE OF SAID BUILDING 36.80 FEET; THENCE NORTH ALONG THE FACE OF SAID BUILDING 19.95 FEET; THENCE WEST ALONG THE FACE OF SAID BUILDING 23.80 FEET; THENCE EAST ALONG THE FACE OF SAID BUILDING 89.92 FEET; THENCE SOUTH ALONG THE FACE OF SAID BUILDING 23.80 FEET; THENCE WEST ALONG THE FACE OF SAID BUILDING 4.35 FEET; THENCE SOUTH ALONG THE FACE OF SAID BUILDING 19.95 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 32-25-300-031-0000 (UNDERLYING NUMBER)
PERMANENT INDEX NUMBER: 32-25-116-045-1016 (TEMPORARILY ASSIGNMENT NUMBER)