

UNOFFICIAL COPY

Warranty Deed



Doc#: 0818201018 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/30/2008 11:44 AM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Regency Club Homes, LLC of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Patricia A. O'Neil, a single person, of 949 Lake Street, #D2, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not due and payable at the time of closing; the Act and Regulation; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements; liens and other matters of title over which the title insurer, as herein defined, is willing to insure without cost to Purchaser; Reciprocal Easement Agreement; and encroachments, if any. **

Permanent Real Estate Index Number(s): 16-07-120-034-0000
Address(es) of Real Estate: 170 North Marion, Unit 13, Unit 13, Oak Park, Illinois 60301

The date of this deed of conveyance is May 16, 2008.

Regency Club Homes, LLC

(SEAL) By:

(SEAL)



(SEAL)

REAL ESTATE TRANSFER TAX
0368000
0000010050
FP 102801

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 that Alex Troyanovsky, Member of Regency Club Homes, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal February 20, 2007.

Notary Public

MGR - INTERNATIONAL

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 170 North Marion, Unit 13, Oak Park, Illinois 60301

UNIT NUMBER 170-13 IN THE REGENCY DUPLEX CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

REMAINDER OF LOT 1 IN MORADI SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR REGENCY DUPLEX CONDOMINIUM ASSOCIATION RECORDED September 21, 2007 AS DOCUMENT NUMBER 0726415108, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



MAY 20.08

Oak Park

# 0000010051	REAL ESTATE TRANSFER TAX
	0004800
	FP 102801

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX


JUN. 27.08

REVENUE STAMP

0000043828

REAL ESTATE TRANSFER TAX
00233.00
FP 103042

STATE TAX


STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

JUN. 27.08

0000031566

REAL ESTATE TRANSFER TAX
00466.00
FP 103037

**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 Regency Club Town Home Declaration of Covenants, Conditions, Restrictions and Easements, 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."

This instrument was prepared by:
 Mitchell B. Ruchim & Associates, P.C.
 3000 Dundee Road, #415
 Northbrook, Illinois 60062

Send subsequent tax bills to:
 Patricia A. O'Neill
 170 N. Marion, Unit 13
 Oak Park, Illinois 60301

Recorder-mail recorded document to:
 John Kennelly
 1010 W. Lake Street
 Suite 605
 Oak Park, Illinois 60302