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# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



Doc#: 0829035250 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2008 04:16 PM Pg: 1 of 2

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 THOUSAND (10,000) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Keith Doblefahl and Sonya Thompson, Husband and Wife, as Tenants by the Entirety, of 2100 Ovaltine Court, #430, Villa Park Illinois 60181, 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 9, Oak Park, Illinois 60301

The date of this deed of conveyance is August 29, 2008.

Regency Club Homes, LLC  
  
(SEAL) By: Alexander Troyanovsky



(SEAL)

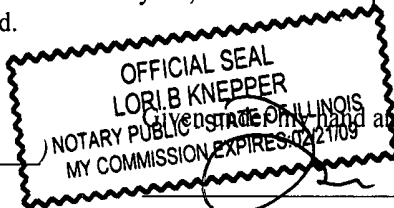
REAL ESTATE TRANSFER TAX
02800.00
FP 102801

# 0000010376

AUG. 29. 08

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.

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)



Notary Public

INTRUST-MGR

PROCESSED BY COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY****LEGAL DESCRIPTION**



For the premises commonly known as 170 North Marion, Unit 9, Oak Park, Illinois 60301

UNIT NUMBER 170-9 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.

PIN: 16-07-120-034 (u/l)

<b>STATE OF ILLINOIS</b>		# 0000036124	<b>REAL ESTATE TRANSFER TAX</b>
STAT. TAX 	OCT. 16. 08		00350.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103037
<b>COOK COUNTY</b>		# 0000048396	<b>REAL ESTATE TRANSFER TAX</b>
COUNTY TAX 	OCT. 16. 08		00175.00
REAL ESTATE TRANSACTION TAX <b>REVENUE STAMP</b>			FP 103042

\*\*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:  
Sonja Thompson and Keith Dobbetfuhr  
170 N. Marion, Unit 9  
Oak Park, Illinois 60301

Recorder-mail recorded document to:  
Brian O'Hara  
1549 Clinton Place  
River Forest, Illinois 60305