

UNOFFICIAL COPY

WARRANTY
DEED



Doc#: 0831005013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/05/2008 09:47 AM Pg: 1 of 3

REGENCY OAKS

Booked 438 1/2

The Grantor, **Regency Oaks Limited Partnership**, an Illinois limited partnership, by **Kimball Hill Homes Illinois, LLC**, an Illinois limited liability company, its sole general partner, of Rolling Meadows, Illinois, 60008, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by the Management Committee of said company, conveys and warrants to: **Amit Bhatia and Deena Bhatia (Husband & Wife)**, Grantee(s), Not as Tenants in Common but as Tenants by the Entirety, following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

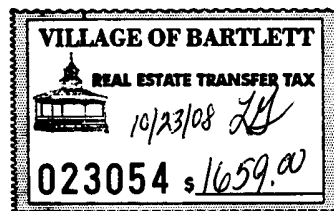
SUBJECT TO:

- a) Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the Master Declaration of Covenants, Restrictions and Grant of Easements recorded on September 24, 2003, as Document No. 0326719152, and any and all amendments thereto; the Declaration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0326719153, and any and all amendments thereto; and the Plat of Subdivision;
- b) General taxes and assessments accrued and not yet due; and
- c) Building, setback and zoning laws.

COMMONLY KNOWN AS
GRANTEE ADDRESS:

189 Regency Drive, Lot # 18
Bartlett, IL 60103

Real Estate Index Number: 06-34-307-018



STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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LEGAL DESCRIPTION

Lot 18 in the Final Plat of Survey of Regency Oaks Subdivision, being a subdivision of part of the Southwest quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 7, 2003 as document 03-21918004 and as amended by Certificate of Correction recorded September 2, 2004 as document 04-24639083, in Cook County, Illinois.

STATE TAX
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 31.08

0000005879

REAL ESTATE TRANSFER TAX
0027475
FP 102804

STATE TAX
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 31.08

0000005880

REAL ESTATE TRANSFER TAX
0027475
FP 102804

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 31.08

0000045453

REAL ESTATE TRANSFER TAX
0027475
FP 102870

Property of Cook County Clerk's Office

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 22nd day of October, 2008.

REGENCY OAKS LIMITED PARTNERSHIP,
an Illinois limited partnership

By: **Kimball Hill Homes Illinois, LLC**, an Illinois limited liability company, its sole general partner

By: *Jack Wexelberg*
Jack Wexelberg, Division President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said Cook County, in the State aforesaid, hereby certifies that Jack Wexelberg, Division President of Kimball Hill Homes Illinois, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Officer of said company signed and delivered the said instrument, pursuant to authority given by the Management Committee of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 22nd day of October, 2008.



[Signature]

Notary Public

SEND SUBSEQUENT TAX BILLS
AND RETURN TO:



Amit & Deena Bhatia
189 Regency Drive
Bartlett, IL 60103

This instrument was prepared by:

Lisa M. Fiveash
Kimball Hill Homes
5999 New Wilke Road
Rolling Meadows, IL 60008