



Doc#: 0832226161 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2008 02:46 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

INTRUST - MGR

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 Michael R. Asher, a single person, 1140 N. LaSalle, Chicago, Illinois 60610, 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 11, Oak Park, Illinois 60304

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

Regency Club Homes, LLC

[Signature]
By: Alexander Troyanovsky

(SEAL)



Oak Park

(SEAL)

REAL ESTATE TRANSFER TAX
02840.00
FP 102801

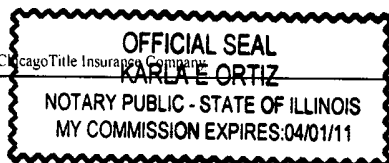
0000010433

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 04/01/2011)

Given under my hand and official seal September 29, 2008.

[Signature]
Notary Public



UNOFFICIAL COPY**LEGAL DESCRIPTION**



For the premises commonly known as 170 North Marion, Unit 11, Oak Park, Illinois 60301

UNIT NUMBER 170-11 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.

Parcel ID Number: 16-07-120-034 U/L

STATE OF ILLINOIS		# 000037258	REAL ESTATE TRANSFER TAX
STATE TAX	 NOV. 14.08		0035500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103037
COOK COUNTY		# 0000049534	REAL ESTATE TRANSFER TAX
COUNTY TAX	 NOV. 14.08		0017750
REVENUE STAMP			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:
Michael R. Asher
170 N. Marion, Unit 11
Oak Park, Illinois 60302

Recorder-mail recorded document to:
Jay Zabel
55 W. Monroe, Suite 3950
Chicago, Illinois 60603