



Doc#: 1125842036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/15/2011 09:10 AM Pg: 1 of 3

**WARRANTY DEED
STATUATORY, ILLINOIS**
(Limited liability company to Individual). **THE GRANTOR,
STONE GATE OF DES PLAINES,
LLC, an Illinois
limited liability company,
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid,
CONVEYS and WARRANTS to**

CT NW710293471 sk20112775
10/2

~~DAN CIUPULIGA, not as Tenants in Common, not as Tenancy by the Entirety, not as Joint Tenancy, but as~~ **INDIVIDUAL.**

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois, not as Tenants in Common, not as Tenancy by the Entirety, but as **INDIVIDUAL.**

PERMANENT REAL ESTATE INDEX NUMBER: 09-17-100-064-1016

**ADDRESS OF REAL ESTATE: 370 WESTERN AVENUE
UNIT 306
DES PLAINES, ILLINOIS 60016**

There was no tenant of the above unit to waive any right of first refusal
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 Declaration of Condominium, 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 though the provisions of said Declaration were recited and stipulated at length herein.

MAIL TO:

SEND TAX BILLS TO:

**IOANA SALAJANU
ATTORNEY AT LAW
101 N. WACKER DRIVE
SUITE 101
CHICAGO, IL 60606**

**DAN CIUPULIGA
370 WESTERN AVENUE, UNIT 306
DES PLAINES, IL 60016**

S Y
P 3
S N
SC Y
INT cf

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202
NILES, IL 60714

BOX 333-CT

REAL ESTATE TRANSFER TAX NO. 52640 402.00
8/19/11 370 WESTERN 306
LG CITY OF DES PLAINES

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 22 day of December, 2011.

STONE GATE OF DES PLAINES, LLC

BY: John R. Thomas
John R. Thomas, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that John R. Thomas, President of Newport Builders, Inc., Manager of the Stone Gate of Des Plaines, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 22 day of December, 2011.


"OFFICIAL SEAL"
JoAnne Stanislawski
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/25/2012

JoAnne Stanislawski
Notary Public

STATE OF ILLINOIS

SEP.-8.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010661
REAL ESTATE TRANSFER TAX
0020100
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP.-8.11
REVENUE STAMP

0000010681
REAL ESTATE TRANSFER TAX
0010050
FP 103034

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 306 IN THE STONE GATE OF DES PLAINES CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: NON EASEMENT AREA #4, (N.E.A. #4) OF THE PLAT OF DEDICATION OF EASEMENT, BEING PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE, 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 2005 AS DOCUMENT 0512645151 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209098, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-62 AND INDOOR STORAGE SPACE S-62 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0710209098, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE STONE GATE CONDOMINIUMS MASTER ASSOCIATION RECORDED JANUARY 24, 2006 AS DOCUMENT NUMBER 0602419074, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2011 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S 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 DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

UNIT 306
370 WESTERN AVENUE
DES PLAINES, IL 60016

PERMANENT REAL ESTATE INDEX NUMBERS:

09-17-100-064-1016