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PT 1112- 46033

Mail to:

Paul Maganzini Maganzini & McMahon Attorney at Law 1111 South Boulevard Oak Park, IL 60302 Doc#: 1201247064 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/12/2012 10:49 AM Pg: 1 of 2

Send Tax Bills to:
William Higgins and Lynne Higgins
411 Lathrop, 4W
River Forest, IL 60305

WARRANT! DEED
TENANTS BY THE ENTIRETY

PRAIRIE TITLE 6821 W. NORTH AVE. OAK PARK, IL 60302

THIS INDENTURE, Made this 23RD day December of 2011, between Four Eleven Four, LLC, an Illinois Limited Liability Company, of 411 Lathrop, River Forest, IL 60305 party of the first part:

and

William B. Higgins and Lynne J. Higgins, husband and wife, 721 Ontario, Oak Park, IL 60302

party of the second part, WITNESSETH, That the party of the first part, for and in consideration of the sum of TEN AND NC/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **conveys and warrants** to the party of the second part as Tenants by the Entirety and not as tenants in common or joint tenants, the following described Real Estate, to-wit:

PARCEL 1:

UNIT 411-4W IN THE WINDSOR CONDOMINIUM AS I ELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'S WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P7 AND P8 AND STORAGE 2B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED.

Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments;

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public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

This is not Homestead Property.

PERMANENT REAL ESTATE INDEX NUMBER: 15-12-219-043-1006 ADDRESS OF REAL ESTATE: 411 Lathrop, unit 4W, River Forest, IL 60305

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and sears the day and year first above written.

Four Eleven Four LLC By: David G. Downey, Manager Four Eleven Four LLC By: Terrigann S. Vyborny, Manager
STATE OF ILLINOIS)) SS.
COUNTY OF COOK)
I Joan Geosteson a Notary Public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that David G. Downey, manager and Terriann S.
Vyborny, manager personally known to me to be the same persons whose names are
subscribed to the foregoing instrument, appeared before the this day in person and
acknowledged that he signed, sealed and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and official seal this <u>み</u> day of <u>り </u>
2011. COUNTY TAX
COUNTY TAX

THIS INSTRUMENT WAS PREPARED BY: Amy E. Ketchum, 524 South

Kenilworth, Oak Park, Illinois 60304-1128, (708) 524-5096 AEKetchum@ketchumlaw.net



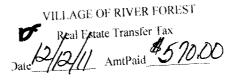
Notary Public

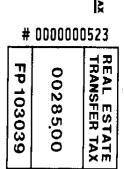
Commission Expires: 3-14-13



DEPARTMENT OF REVENUE







STAMP