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Doc#: 1326935160 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2013 02:05 PM Pg: 1 of 3

CT

**WARRANTY DEED
STATUTORY, 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**

8847400- PK 1 of 2

**JOHN CANNON and VALDECI CANNON, Husband and Wife, not as Tenants in Common,
not as Joint Tenancy, but as TENANTS BY THE ENTIRETY.**

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 Joint Tenancy, but as **TENANTS BY
THE ENTIRETY.**

PERMANENT REAL ESTATE INDEX NUMBER: 09-17-100-064-1013

ADDRESS OF REAL ESTATE: 370 WESTERN AVENUE
UNIT 303, P37
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:

**EVA COMBS
ATTORNEY AT LAW (#400)
2300 NORTH BARRINGTON ROAD
HOFFMAN ESTATES, IL 60169**

SEND TAX BILLS TO:

**JOHN AND VALDECI CANNON
370 WESTERN AVENUE, UNIT 303
DES PLAINES, IL 60016**

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

SU
P3
S/N
SCY
INTA

50
09
14
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REAL ESTATE
TRANSFER TAX \$ 2.00 PER
1,000.00
NO. 53361 # 303
370 WESTERN
CITY OF DES PLAINES

BOX 333-CP

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 15 day of AUGUST, 2013

STONE GATE OF DES PLAINES, LLC

BY: *John R. Thomas, MANAGER*
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 15 day of AUGUST, 2013



Joanne Stanislawski
Notary Public

REAL ESTATE TRANSFER	08/22/2013
COOK	\$120.00
ILLINOIS:	\$240.00
TOTAL:	\$360.00

09-17-100-064-1013 | 20130801603597 | E183L2

UNOFFICIAL COPY**STREET ADDRESS:** 370 S WESTERN AVE

APT 303

CITY: DES PLAINES**COUNTY:** COOK**TAX NUMBER:** 09-17-100-064-1013**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 303 IN THE STONE GATE CONDOMINIUM IV, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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 OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209098; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-37 AND STORAGE SPACES S-37, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0710209098.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO THE STONE GATE CONDOMINIUM MASTER DECLARATION RECORDED JANUARY 24, 2006 AS DOCUMENT 0602419024 AS AMENDED FROM TIME TO TIME.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSURE, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.