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**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**

Doc#: 1425804075 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 01:53 PM Pg: 1 of 3

^M
^{G.}
**SUSAN ARMANETTI and LEONARD ARMANETTI, 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

NW 7113068 (CT)
PK 1/2
SV 19097810

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of
the State of Illinois

PERMANENT REAL ESTATE INDEX NUMBER: 09-17-100-064-1021

**ADDRESS OF REAL ESTATE: 370 WESTERN AVENUE
UNIT 401, P51, S51
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:

AND →

**LEONARD AND SUSAN ARMANETTI
370 WESTERN AVENUE, UNIT 401
DES PLAINES, IL 60016**



REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 55404 #401

**370 WESTERN
CITY OF DES PLAINES**

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

BOX 333-CT

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 401 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-51 and S-51 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 0602419024, AS AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2014 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 401
370 WESTERN AVENUE
DES PLAINES, IL 60016**

PERMANENT REAL ESTATE INDEX NUMBERS:

09-17-100-064-1021

REAL ESTATE TRANSFER TAX

14-Aug-2014



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

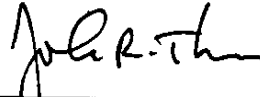
09-17-100-064-1021 | 20140701617560 | 0-613-488-768

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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 8th day of August, 2014

STONE GATE OF DES PLAINES, LLC

BY: -

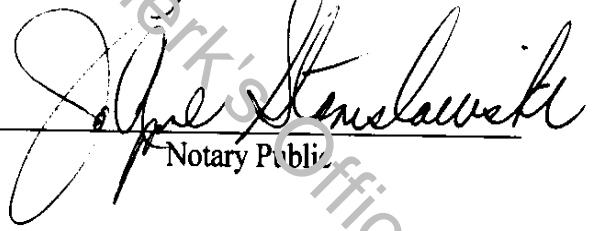


John R. Thomas, Manager

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 8th day of August, 2014.



Notary Public

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