

# UNOFFICIAL COPY

## WARRANTY DEED

INDIVIDUAL

THE GRANTOR, WESTGATE L.L.C.

an Illinois limited liability company, c/o David Katz, 3175 Commercial Avenue, Suite 100, Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to RUSSELL D. YARS, a bachelor

97513642

SEPT-01 RECORDING \$23.50  
T#0010 TRAN 8262 07/16/97 15:15:00  
#9021 + CJ \*-97-513642

THE GRANTEE, residing at 324 SOUTH MOUNT PROSPECT ROAD

of MOUNT PROSPECT, Illinois, the following described Real Estate situated in the Village of Mount Prospect, County of Cook, State of Illinois, to-wit: (see reverse side 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: (see reverse side).

Permanent Index No: 03-35-301-009

Common Address: 280 and 290 Westgate Road, UNIT 132, Mount Prospect IL 60056

Grantor also hereby grants to Grantee, his heirs, successors and assigns, its rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Condominium Declaration and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

The tenant of the unit has waived or has failed to exercise the right of first refusal; or the tenant of the unit had no right of first refusal; or the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

Dated: May 20, 1997

WESTGATE L.L.C., an Illinois limited liability company

David Katz  
David Katz, Member

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 DAVID KATZ, in the capacity as Member of the Westgate L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act in his capacity as Member of Westgate L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13 day of June, 1997.

[Signature]  
Notary Public

[SEAL]

"OFFICIAL SEAL"  
S.E. Kulbersh  
Notary Public, State of Illinois  
My Commission Expires 10-12-97

97513642

23

LEGAL DESCRIPTION: **UNOFFICIAL COPY**

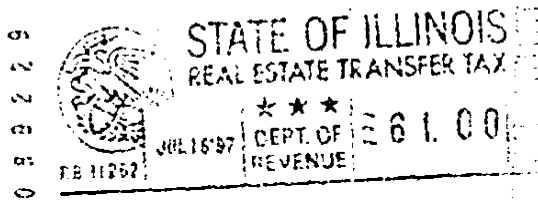
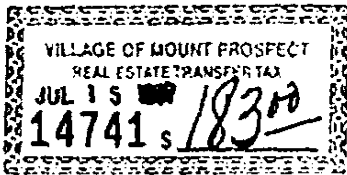
PARCEL 1: UNIT 132 IN THE WESTGATE OF MOUNT PROSPECT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN C.A. GOELTZ PROSPECT GARDENS, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4), TOGETHER WITH THE EAST TWO-THIRDS (2/3) OF THE NORTH THREE-QUARTERS (3/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR WESTGATE OF MOUNT PROSPECT CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON DECEMBER 19, 1996, AS DOCUMENT 96959463, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, AND

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR WESTGATE OF MOUNT PROSPECT CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON DECEMBER 19, 1996, AS DOCUMENT 96959463 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: real estate taxes not yet due and payable; Illinois Condominium Property Act; Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Westgate of Mount Prospect Condominium; covenants, conditions, and restrictions and building lines of record; easements existing or of record; acts done or suffered by Grantee and existing leases and tenancies.



97513642

THIS INSTRUMENT WAS PREPARED BY DAVID KATZ, 3175 Commercial Avenue, Northbrook IL 60062

MAIL TO:

Russell D. Mars  
280 Westgate Rd, #132  
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

RUSSELL D. MARS  
280 WESTGATE ROAD, UNIT 132  
MOUNT PROSPECT, ILLINOIS 60056

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_