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1999-10-05 10:29:47
Cook County Recorder 23.50

WARRANTY DEED

Statutory (ILLINOIS)
(Corporation to Corporation)



THE GRANTOR,
WESTGATE SIGNATURE
DEVELOPMENT, LLC,
a Delaware Limited
Liability Company
authorized to
transact business
in the State of
Illinois, having

RECORDER'S STAMP

its principal office at the following address: 13300 S. Ridgeland, Palos Heights, Illinois, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **JEANES CONSTRUCTION CO., INC.**, a corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address: 13300 S. Ridgeland, Palos Heights, Illinois, the following described Real Estatesituated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: LOTS 1, 2, 30 AND 36 OF WESTGATE VALLEY ESTATES UNIT 1, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828.

Permanent Index Number: 24-31-202-001

Subject to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; general taxes for the year 1998 and subsequent years including taxes which may accrue by reason of new of additional improvements during the year 1999; Annexation Agreement dated April 20, 1998 between Seller and the City of Palos Heights, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, this 30th day of Sept., 1999.

WESTGATE SIGNATURE DEVELOPMENT, LLC
BY: WESTGATE MANAGEMENT COMPANY, LLC, Its
Sole Managing Member

BY: Donald H. Jeanes
DONALD H. JEANES, Its Managing Member

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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that DONALD H. JEANES, personally known to me to be the Managing Member of WESTGATE MANAGEMENT COMPANY, LLC, the sole Managing Member of WESTGATE SIGNATURE DEVELOPMENT, LLC, an Delaware Limited Liability Company, and 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 as such Managing Member, he signed and delivered the said instrument pursuant to authority, given by the members of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of Sept., 1999.



Karen L. Stensrude
Notary Public

My commission expires:

This instrument was prepared by: **DAVID T. COHEN & ASSOCIATES, LTD., 14300 S. RAVINIA, SUITE 100, ORLAND PARK, ILLINOIS 60462 (708) 460-7711**



MAIL TO:

Westgate Homes, Inc.
13300 S. Ridgeland
Palos Hts., IL 60463

ADDRESS OF PROPERTY:

Lots 1, 2, 30 & 36 in
Westgate Valley Estates
Unit 1
Approx. 135th and
Ridgeland Avenue
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:

Jeanes Construction Co.
13300 S. Ridgeland Ave.
Palos Heights, IL 60463

