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2001-06-15 10:47:09
Cook County Recorder 27.00

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)



0010523665

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 16th day of May, 2001 between ASPEN GROVE, L.L.C., a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, AMY M. COX, party of the second part, of PALATINE

Illinois, WITNESSETH that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

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, 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 describe 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.

Permanent Real Estate Index Number(s): 02-23-311-018-0000, 02-23-311-019-0000, 02-23-311-020-0000 and 02-23-31-021-0000 (Affecting this and other property)

Address(es) of Real Estate: 24 East Orchard Lane, Palatine, Illinois 60067

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 16th day of May, 2001.

ASPEN GROVE, L.L.C., an Illinois limited liability company

By: [Signature]

Name: ROGER M. CASTLE

Its: MANAGER

BOX 333-CT1

7931255 2001 1087

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROGER M. CASTLE personally known to me to be the MANAGER of

ASPEN GROVE, L.L.C., appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE



Given under my hand and official seal this 14TH day of May, 2001.

Commission expires 9/3/02

NOTARY PUBLIC

This instrument was prepared by Richard H. Levy
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

10523665

MAIL TO:

Amy Cox
(Name)
24 East Orchard Lane
(Address)
Palatine IL 60067
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Amy M. Cox
(Name)
24 E. Orchard Lane
(Address)
Palatine, IL 60067
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

COOK
CLERK
313756



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 14 01
DEPT. OF REVENUE
250.50

341464

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN 14 01
p.o. 11427
125.25

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EXHIBIT "B"

SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Provisions of the Illinois Condominium Property Act.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the common elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
8. Schedule B exceptions listed in Chicago Title Insurance Company Commitment Number 7931055.

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