

**SPECIAL
WARRANTY DEED**
Statutory (ILLINOIS)

UNOFFICIAL COPY

0020261359

2002-03-07 10:18:45
Cook County Recorder 25.50

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GIT



THE GRANTOR, RTG - LA GRANGE, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington, LaGrange, IL, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to MARJORIE M. BRENNAN and SUSAN H. BRENNAN, of 5135 Ellington, Western Springs, Illinois 60558, **GRANTEES**, not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

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Commonly Known As: Unit #410-308 and Parking Spaces #P71, 410 W. Burlington Avenue, LaGrange, Illinois 60525

P.I.N: 18-04-121-034 (affects underlying land)

The Real Estate does not constitute Homestead Property.

SUBJECT TO: (a) general real estate taxes not yet due as of the date hereof; (b) the Declaration of Condominium for Spring Avenue Station Condominium, as amended from time to time ("Condominium Declaration"); (c) utility and drainage easements; (d) building, building line and use or occupancy restrictions; conditions and covenants of record; (e) zoning laws and ordinances; (f) the Illinois Condominium Property Act; (g) drainage ditches, laterals, feeders, and drainage tiles; (h) liens and other matters of title over which the title insurer is willing to insure over at no cost to Grantee; and (i) conditions contained in the deed dated July 31, 1880 and recorded as Document No. 318720 regarding sale of liquor and gambling activity on the Real Estate; (j) Village of LaGrange Ordinance approving a preliminary and planned unit development plan; and; (k) acts done or suffered by Grantee (collectively the "Permitted Exceptions").

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants in the Real Estate as the improvements have been newly constructed.

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
MAR.-6.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000000539
REAL ESTATE TRANSFER TAX
0024200
FP 103014

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
MAR.-6.02
REVENUE STAMP



0000000257
REAL ESTATE TRANSFER TAX
0012100
FP 103017

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 410-308 AND P71 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SPRING AVENUE STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011096800 AS AMENDED, IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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