

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)

**UNOFFICIAL COPY**

0020299035

2002-03-15 09:18:00

Cook County Recorder

25.50

428 9358 12



0020299035

**GIT**

4289358 BL 1012

**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 CHARLES J. STROMSKY, of 801 49<sup>th</sup> Street, Western Springs, Illinois 60558, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED**

*BMP*

Commonly Known As: Unit #410-402 and Parking Space #P53, 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.

UNOFFICIAL COPY

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

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

DATED this 15th day of February, 2002

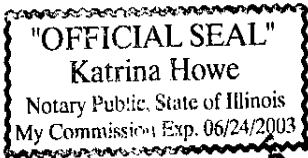
RTG - LA GRANGE, L.L.C.  
BY: R.T.G. LAND DEVELOPMENT CORPORATION.  
Manager

By: Carolyn Gammonley  
Its Vice President

STATE OF ILLINOIS )  
) ss.  
COUNTY OF DUPAGE )

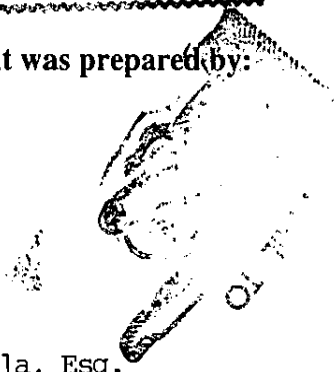
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Carolyn Gammonley, personally known to me to be the Vice President of R.T.G. LAND DEVELOPMENT CORPORATION, the Manager of RTG - LA GRANGE, L.L.C., an Illinois limited liability company, and personally 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 Vice President he or she signed and delivered the said instrument pursuant to authority of the Board of Directors of said Corporation as his or her free and voluntary act, and as the free and voluntary act of the Corporation and the Company.

Given under my hand and official seal this 15th day of February, 2002



Katrina Howe  
Notary Public

This instrument was prepared by:



Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
(630) 571-1900

MAIL TO:

David M. Spala, Esq.  
946 S. Oak Park Avenue  
Oak Park, IL 60304

SEND SUBSEQUENT TAX BILLS TO:

Charles J. Stromsky  
410 W. Burlington Avenue, #402  
LaGrange, IL 60525

0020299035

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 410-402 AND P53 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 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAR. 13.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0008825
FP 103017

# 0000000368

STATE OF ILLINOIS

STATE TAX

MAR. 13.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0017650
FP 103014

# 0000000651

0020299035