

UNOFFICIAL COPY

0020889648

1047/0119 10 001 Page 1 of 3
2002-08-14 11:06:07
Cook County Recorder 25.50

This Instrument Prepared by:

Christine M. Pluta
2901 Butterfield Rd., Oak Brook, IL 60523



0020889648

Send Subsequent Tax Bills to:

Rafael H. Ortiz
1321 Wyndham Circle Unit 102
Palatine, IL 60074

Mail to: McGowan + McGowan
1751 S. Naperville Rd
Ste 101 Wheaton IL 60187

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

This indenture is made as of the 31st Day of July 2002 between Wyndham Club Associates, Inc. an Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and

Rafael H. Ortiz and Adryana V. Ortiz *
Palatine, IL 60074 ("Grantee") whose address is 1321 Wyndham Unit 102

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois: * not in joint tenancy, not as tenants in common, but as tenants by the entirety.

See attached for complete legal description

PIN: 02-12-200-065

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Wyndham Club 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.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit.

Legal Description:

UNOFFICIAL COPY

Unit 102 in Building 13 on Lot 13 (1321 Wyndham Circle, Unit 102), in the Wyndham Club Condominium, as delineated on a Plat of Survey of the following described tract of land:

Lots 1 to 22 and Out Lot A in Wyndham Court Second Amended Plat of planned unit development in the Northwest quarter of the Northeast quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 16, 2001 as Document 0011078785 together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office

20889648

