

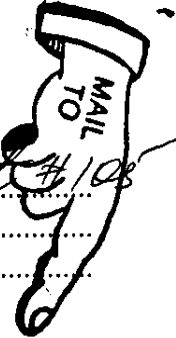
UNOFFICIAL COPY

This Instrument Prepared by:

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

Send Subsequent Tax Bills to:

Kristina Seysyuk
1203 Wyndham Court #105
Palatine, IL 60067



0020905470

1134/0009 44 001 Page 1 of 4
2002-08-19 09:12:18
Cook County Recorder 27.50



0020905470

Mail to: GENE GALPERIN
555 S KODAK BLVD., #500
NORTH BROOK, IL 60062

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

This indenture is made as of the 1st Day of August 2002 between **Wyndham Club Associates, Inc.** an Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and Kristina Seysyuk ("Grantee") whose address is 1203 Wyndham Unit 105 Palatine, IL 60074

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:

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.

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STATE TAX

STATE OF ILLINOIS

AUG. 12.02

REAL ESTATE TRANSFER TAX

0000042627

00130.00

FP326669

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 12.02

REAL ESTATE TRANSFER TAX

0000084891

00065.00

FP326670

REVENUE STAMP

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TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Unit against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building law and ordinances and other ordinances; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which First American Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of **1203 Wyndham Circle, Unit 105**, either waived or failed to exercise its option to purchase the Unit or had no option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

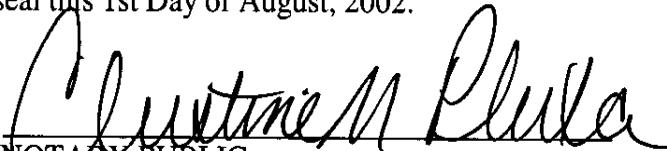
By: **Wyndham Club Associates, Inc., an Illinois Corporation**

By: 
Authorized Agent

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 **Terry Betz**, 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 he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 1st Day of August, 2002.


NOTARY PUBLIC

My Commission Expires:

11/29/06



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0020905470

First American Title Insurance Company
27775 Diehl Road, Suite 200, Warrenville, IL 60555

ALTA Commitment
Schedule C

File No.: D-27970

Legal Description:

Unit 105 in Building 2 on Lot 2 (1203 Wyndham Circle), 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.