

**SPECIAL
WARRANTY DEED**
Statutory (ILLINOIS)

UNOFFICIAL COPY

0030398753

11/6/03 02:03 Page 1 of 3
2003-03-25 12:51:27
Cook County Recorder 28.50



0030398753

COOK COUNTY
RECORDED
EUGENE "G" [unclear]
MARKHAM OFFICE

GIT

4314610 (1/3)

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 PAULA M. DINARDO, of 728 S. Oak, Hinsdale, Illinois 60521, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

Commonly Known As: Unit #410-305 and Parking Space #P-49, 410 W. Burlington Avenue, LaGrange, Illinois 60525

P.I.N: 18-04-121-135-0000 (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.

4314610 MM 3 PG

EXHIBIT "A"

LEGAL DESCRIPTION

UNITS 410-305 AND P-49 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.

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS		MAR. 19.03	# 0000008216	<table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00230.00</td></tr> <tr><td>FP 103014</td></tr> </table>	REAL ESTATE TRANSFER TAX	00230.00	FP 103014
REAL ESTATE TRANSFER TAX								
00230.00								
FP 103014								
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX		MAR. 19.03	# 0000001931	<table border="1"> <tr><td>REAL ESTATE TRANSFER TAX</td></tr> <tr><td>00115.00</td></tr> <tr><td>FP 103017</td></tr> </table>	REAL ESTATE TRANSFER TAX	00115.00	FP 103017
REAL ESTATE TRANSFER TAX								
00115.00								
FP 103017								

REVENUE STAMP