

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/20/2003 07:45 AM Pg: 1 of 4

4317343 (1/2)

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 THOMAS S. FLYNN and JOAN T. FLYNN, husband and wife, of 6210 S. Narragansett, Chicago, Illinois 60638, **GRANTEE**, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety, 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 #410-507 and Parking Space #P-32 and P-50, 410 W. Burlington Avenue, LaGrange, Illinois 60525

P.I.N: 18-04-121-035-0000 (affects underlying land) and 18-04-121-036-1057 (Affects P-32)

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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STATE TAX

STATE OF ILLINOIS



JUN. 12. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010098

REAL ESTATE TRANSFER TAX
00472.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 10. 03

REVENUE STAMP

0000009814

REAL ESTATE TRANSFER TAX
00236.00
FP 103017

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EXHIBIT "A"

LEGAL DESCRIPTION

UNITS 410-507, P-32 AND P-50 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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