

SPECIAL
WARRANTY DEED
Heritage Springs

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Doc#: 0335647087
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/22/2003 08:34 AM Pg: 1 of 3

4330095(1)

THE GRANTOR, R. T. J. LAND DEVELOPMENT CORPORATION, an Illinois corporation, 322 W. Burlington, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to PHYLLIS F. ADAMS, AS TRUSTEE OF THE PHYLLIS F. ADAMS TRUST DATED MARCH 5, 1993, of 233 Meadowbrook, 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: 5524 Heritage Court, Western Springs, Illinois 60558

P.I.N: 18-18-200-046-0000

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 Heritage Springs Declaration, as amended from time to time ("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) party wall rights created by the Declaration; (g) drainage ditches, laterals, feeders, and drainage lines; (h) ingress/egress easement created by the Plat of Subdivision; (i) liens and other matters of title over which the title insurer is willing to insure over at no cost to Grantee; and (j) acts done or suffered by Grantee.

Subject to Declaration of Easement and Covenants by Grantor dated the 9th day of October, 2000, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 00808144, which is incorporated herein by reference thereto. Grantor grants to the Grantee, her heirs and assigns, as easements appurtenant to the Real Estate hereby conveyed the easements created by said Declaration for the benefit of the owners of the Real Estate herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

There were no tenants in the Real Estate as the improvements have been newly constructed.


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LEGAL DESCRIPTION

PARCEL 1: LOT 2 IN WESTERN SPRINGS TOWNHOMES SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1999 AS DOCUMENT NO. 99297584, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 00808144 FOR INGRESS AND EGRESS AND CREATED BY ~~DEED~~ ^{*DEED} DATED 12-2-03 AND RECORDED _____ AS DOCUMENT NO. _____ FROM RTG LAND DEVELOPMENT CORPORATION TO PHYLLIS F. ADAMS, AS TRUSTEE ALL IN COOK COUNTY, ILLINOIS.

*THIS

STATE TAX	STATE OF ILLINOIS	# 000014733	REAL ESTATE TRANSFER TAX
	 DEC. 17. 03		0049500
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103014

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000014451	REAL ESTATE TRANSFER TAX
	 DEC. 17. 03		0024750
	REVENUE STAMP		FP 103017