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This Instrument Prepared by:

Terry Betz
2901 Butterfield Rd., Oak Brook, IL 60523



Doc#: 0404108192
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/10/2004 02:30 PM Pg: 1 of 3

Send Subsequent Tax Bills to:

.....
.....
.....

Mail to:

ROBERT KIEDA
23569 N. GARDES LN.
LAKE ZURICH ILL 60047

This space reserved for Recorder's use only

1072

LTIC
03262195Z

SPECIAL WARRANTY DEED

This indenture is made as of the **5th** Day of **January** 2004 between Equities Venture Corporation

A Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and **ROBERT KIEDA AND ANNA KIEDA NOT AS TENANTS**
~~Anna Kieda~~ **IN COMMON** ("Grantee") whose address is 5600 Astor Lane Unit 307
BUT AS JOINT TENANTS FOREVER.
Rolling Meadows, IL 60008

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: 08-08-402-022-0000
08-08-402-036-0000

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 Saratoga 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

Lawyers Title Insurance Corporation

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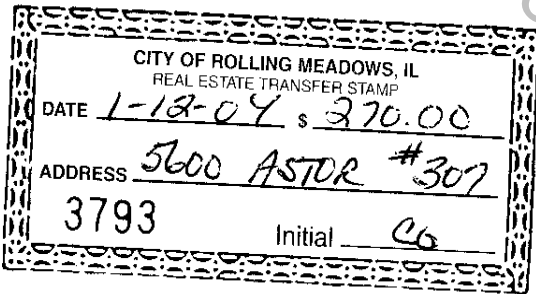
situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit.

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

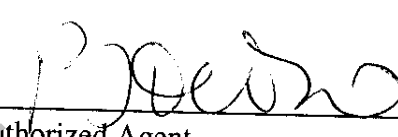
Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT 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 Lawyers Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of **5600 Astor Lane, Unit 307** 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.



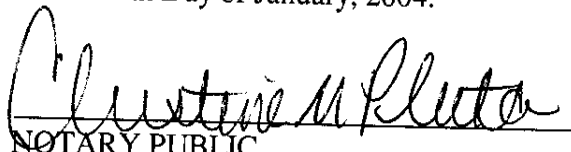
By: **Equities Venture Corporation, a Illinois Corporation**

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 5th Day of January, 2004.


NOTARY PUBLIC

My Commission Expires:





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Property Address: 5600 ASTOR LANE, #307
ROLLING MEADOWS, IL 60008

PIN #: 08-08-402-022 08-08-402-036

Unit No. 307, at 5600 N. Astor, in Saratoga Condominium, together with its undivided percentage interest in the common elements, and parking parcel 347 and 348, as defined and delineated in the Declaration of Condominium, which Survey is attached as Exhibit "A", to the Declaration of Condominium, recorded as Document Number 0334539143 on December 12, 2003, in the West 1/2 of the Southeast 1/4 of Section 8, Township 11 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSFER TAX
FEB -5.04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
000012297
0004500
FP326670

REAL ESTATE TRANSFER TAX
0009000
FP326660

STATE OF ILLINOIS
STATE TAX
FEB -5.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000000582