

UNOFFICIAL COPY



Doc#: 0407004234
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/10/2004 02:28 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431
(847) 330-2400

Doc 538330

ABOVE SPACE FOR RECORDING USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 13th day of February, 2004, between Billy Bob Marketing, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Maciej Labowicz and ~~Ewa B~~ ^{Ewa B} Labowicz, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, Joint Tenants and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, theirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) Real estate taxes for the current year not due and payable;
- (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record;
- (c) The Declaration of Condominium Ownership for Twelve Oaks Condominiums at Elk Grove (the "Declaration"); including all Exhibits thereto, as amended from time to time, and rules and regulations, if any for the Twelve Oaks Condominiums at Elk Grove;
- (d) The Illinois Condominium Property Act;
- (e) Acts done or suffered by Grantee.


BOX 15

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -9.04


REVENUE STAMP

0000016576

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00074.00 |
| FP326707 |

STATE TAX

STATE OF ILLINOIS



MAR. -9.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016639

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00148.00 |
| FP 102809 |

UNOFFICIAL COPY**EXHIBIT A**

UNIT NUMBER 675-313 IN THE TWELVE OAKS CONDOMINIUMS AT ELK GROVE, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE SOUTH $\frac{1}{4}$ OF THE WEST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ AND PART OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED ON NOVEMBER 24, 2003 AS DOCUMENT NUMBER 0332819177; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set for 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 said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.