

SPECIAL  
WARRANTY DEED  
Heritage Springs

UNOFFICIAL COPY



Doc#: 0415947285  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/07/2004 02:14 PM Pg: 1 of 3

GIT

4339023(1/2)

**THE GRANTOR, R.T.C. 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 JOHN R. MURDOCH and MARY K. MURDOCH, husband and wife, of 10805 Chaucer Drive, Willow Springs, Illinois, **GRANTEES**, 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: 5529 Heritage Court, Western Springs, Illinois 60558

P.I.N: 18-18-200-057-0000

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 tiles, (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 9<sup>th</sup> 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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The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25th day of May, 2004.

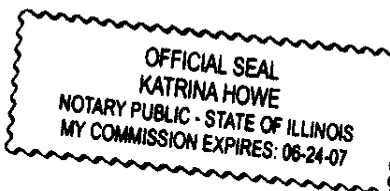
R.T.G. LAND DEVELOPMENT CORPORATION

By *Richard T. Gammonley*  
Its President

STATE OF ILLINOIS       )  
  ) ss.  
COUNTY OF DUPAGE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD T. GAMMONLEY, the President of R.T.G. LAND DEVELOPMENT CORPORATION., an Illinois corporation, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of May, 2004.



*Katrina Howe*  
NOTARY PUBLIC

**This instrument was prepared by:** Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523

**MAIL TO:**

Leroy R. Hansen, Esq.  
42 63rd Street  
Willowbrook, IL 60527

**SEND SUBSEQUENT TAX BILLS TO:**

John R. & Mary K. Murdoch  
5529 Heritage Court  
Western Springs, IL 60558

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## LEGAL DESCRIPTION

PARCEL 1: LOT 13 IN WESTERN SPRINGS TOWNHOMES SUBDIVISION, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ 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 DATED 5-25-04 AND RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ FROM RTG LAND DEVELOPMENT CORPORATION TO JOHN R. MURDOCH AND\*, ALL IN COOK COUNTY, ILLINOIS.

*\*mray K. murdoch*

