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Doc#: 0419035028
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/08/2004 07:50 AM Pg: 1 of 5

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24026838

This instrument was prepared by:

David Katz
Bernard Katz & Associates,
Inc.
210 Skokie Valley Road
Highland Park, Illinois 60035

Send tax bills and recorded deed to:

Joseph Battaglia and Juanita L. Battaglia
1649 Ashland Avenue, Unit #204
Des Plaines, Illinois 60016

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SPECIAL WARRANTY DEED

This Indenture, made this twelfth day of April, 2004, between CENTRAL PARK CONDOMINIUMS, L.L.C., an Illinois limited liability company ("Grantor"), and Joseph Battaglia and Juanita L. Battaglia, [as tenants in the entirety] (collectively "Grantees"), whose address is 1649 Ashland Avenue, Unit #204, Des Plaines, Illinois 60016].

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and XX/100's (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantees, FOREVER, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantees, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantees and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL

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DJP

REAL ESTATE TRANSFER TAX \$ 2.00 PER \$100.00
NO. 44076
CITY OF DES PLAINES

BOX 333-CTI

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WARRANT AND DEFEND, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit B attached hereto.

“Grantor also hereby grants to the 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 forth in said Declaration for the benefit of the remaining property described therein.”

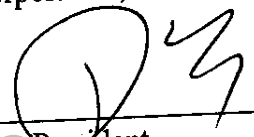
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

GRANTOR:

CENTRAL PARK CONDOMINIUMS, L.L.C.,
an Illinois limited liability company

By: **Bernard Katz & Associates, Inc.**, an
Illinois corporation, its manager

By: 
Its: President
Name (Printed): David Katz

STATE TAX

STATE OF ILLINOIS

JUN. 30. 04

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000072263

00233.00

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 30. 04

REVENUE STAMP

0000072452

REAL ESTATE TRANSFER TAX

00116.50

FP 102802

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARGARET SCHAR, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID KATZ, personally known to me to be the PRESIDENT of Bernard Katz & Associates, Inc., an Illinois corporation, the sole Manager of **CENTRAL PARK CONDOMINIUMS, L.L.C.** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 12th day of April, 2004.



Notary Public

My Commission Expires:



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EXHIBIT A

Legal Description

PARCEL 1:

UNIT #204 IN THE CENTRAL PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 14 IN BLOCK 6 IN RIVER ADDITION TO DES PLAINES, A SUBDIVISION OF PARTS OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 090 9831095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 13 ALL AS LIMITED COMMON ELEMENTS AS DELINATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT-

Unit #204 in Central Park Condominiums of Des Plaines

Parking Space # 13

Street Address of Property: 1649 Ashland Avenue, Unit #204
Des Plaines, Illinois 60016

Permanent Index Number(s): 09-21-100-106-0000
09-21-100-022-0000
09-21-100-023-0000

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EXHIBIT B

Permitted Encumbrances

General taxes not due or payable and general taxes for all subsequent years; private, public and utility easements recorded prior hereto; covenants, conditions, restrictions, permits and agreements recorded prior hereto; declaration of Condominium Ownership and of Easements, Covenants and Restrictions for Central Park Condominiums, including all exhibits thereto and all amendments thereof; the Condominium Property Act of the State of Illinois; encroachments, if any; applicable zoning and building laws and ordinance and other ordinances; matters over which the title insurer is willing to issue its endorsement; and the acts of Grantees and of those claiming by, through or under Grantees, including, without limitation, any mortgage entered into by Grantee.

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