

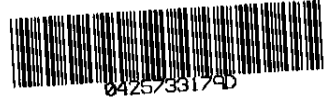
UNOFFICIAL COPY

8225830

This Instrument was prepared by:
David G. Spak, Attorney at Law
Two Northfield Plaza, Suite 340
Northfield, Illinois 60093

After Recording, Forward to:
Mary R. Brady, Esq.
Guthrie & Brady
105 S. Roselle Road
Schaumburg, Illinois 60193

Send Future Tax Bills to:
Mary Alice Sullivan
410 West Mahogany Court, #701
Palatine, Illinois 60067



Doc#: 0425733179
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/13/2004 01:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, GROVES OF PALATINE, LLC, 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, of 220 North Smith Street, Suite 300, Palatine, Illinois 60067, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto MARY ALICE SULLIVAN, of 304 N. Clyde Avenue, Palatine, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
ADDRESS OF PROPERTY: Unit 3-703, The Groves of Palatine Condominium, 410 West Mahogany Court, #701, Palatine, Illinois 60067

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for the Groves of Palatine Condominium Association made the 18th day of December, 2002, and recorded on December 30, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021458156, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments and unconfirmed special assessments; (c) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, including that certain Declaration of Covenants, Conditions, Restrictions and Easements for Groves of Palatine Homeowners Association (the "Homeowners Declaration") affecting the entire development of which the Real Estate is a part; (d) the Illinois Condominium Property Act; (e) the plat attached to and made a part of the Declaration; (f) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) unrecorded public and quasi-public utility easements, if any; (i) Grantee's mortgage, if any; (j) plats of dedication and plats of subdivision and covenants thereon; (k) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (l) liens and other matters of title over which Grantor's title insurer is willing to insure without cost to Grantee, (m) encroachments, if any; and (n) installments due after the date of this deed for assessments established under the Declaration and the Homeowners Declaration. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

BOX 333-CT

3/2/04

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 7th day of September, 2004.

GROVES OF PALATINE, LLC, an Illinois limited liability company

By: JOSEPH FREED HOMES LLC, an Illinois limited liability company, its Manager

By: *Cheryl Charvats*
Its: Manager/Authorized Signatory

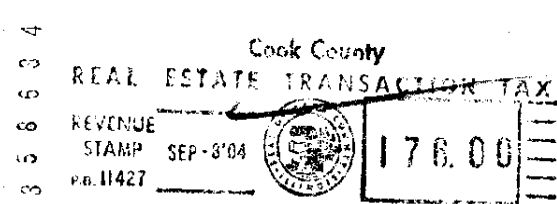
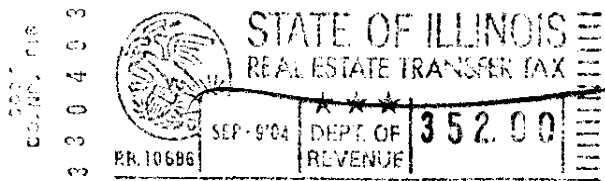
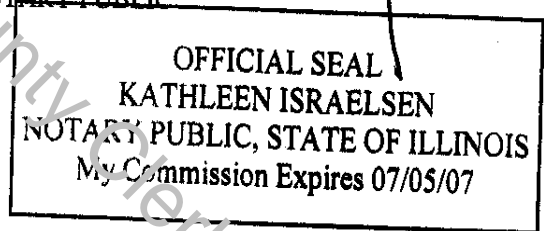
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that *Cheryl Charvats*, a *authorized signatory* of Joseph Freed Homes LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such *authorized signatory*, appeared before me this day in person and acknowledged that *she* signed and delivered the said instrument as *her* own free and voluntary act, as the free and voluntary act of said limited liability company in its capacity as Manager of Groves of Palatine, LLC, and as the free and voluntary act of Groves of Palatine, LLC, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 7th day of September, 2004.

Kathleen Israelsen
NOTARY PUBLIC

Commission Expires: _____



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008225830 D2

STREET ADDRESS: 410 WEST MAHOGANY COURT

3-703, P3-57, S3-57

CITY: PALATINE

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3-703 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, 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 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3-57 AND STORAGE SPACE S3-57, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.