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823948522

SPECIAL WARRANTY DEED

(Joint Tenancy *by the entirety*)

THIS INDENTURE, made
this 1st day of
September, 2004,
between Claremont Ridge
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 *Above Space For Recorder's Use Only*
the State of Illinois,

party of the first part, and Slobo dan Paitich and Mirela D. Borka, 1095 N. Claremont Drive,
Palatine, IL 60074, **Husband + wife*

(NAME AND ADDRESS OF GRANTEE) *not in tenancy by the entirety*

party of the second part, *not* in tenancy in common, ~~but~~ in joint tenancy, WITNESSETH, that
the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00)
Dollars 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 Board of Directors
of the managing member of the party of the first part, by these presents does DEMISE,
RELEASE, ALIEN AND CONVEY unto the party of the second part, not in tenancy in
common, but in joint tenancy, and to their heirs and assigns, FOREVER, all the following
described real estate, situated in the County of Cook and State of Illinois known 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
premises as above described, with the appurtenances, unto the party of the second part, their
heirs 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 it WILL WARRANT AND
DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by,
through or under it, subject to:

BOX 323-CTI



Doc#: 0428604107
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/12/2004 12:19 PM Pg: 1 of 5

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STATE OF ILLINOIS

SEP. 28. 04

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0029100

FP 102808

0000078096

General real estate taxes for the 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; special taxes or assessments for improvements not yet completed; easements, restrictions, building lines and party wall rights, covenants and conditions, annexation or development agreements affecting the Property, Plats of Dedication and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; unrecorded public utility easements if any, covenants, conditions and restrictions in the Declaration for Claremont Ridge; the Ground Lease Agreement & Memorandum of Ground Lease Agreement with respect to the Cell Tower Parcel; and no further remediation letter recorded as Document No. 0319632010.

Permanent Real Estate Index Number(s):

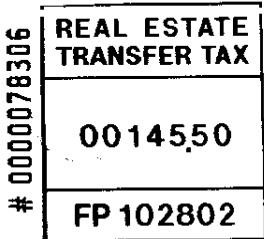
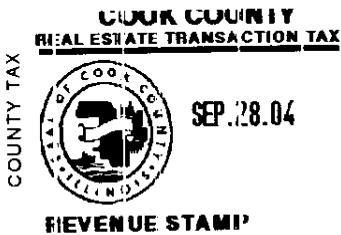
Address(es) of real estate: 1095 N. Claremont Drive, Palatine, IL

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

CLAREMONT RIDGE L.L.C., an Illinois Limited Liability Company
Concord Homes, Inc By:

By: [Signature]
Its: President

Attest: [Signature]
Its: Secretary



This instrument was prepared by Deborah T. Haddad
1540 E. Dundee Road, Suite 350
Palatine, Illinois, 60074
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

William Harrison
(Name)

PATRICIA
(Name)

Mail 5940 W. Touhy #140
To: (Address)
Niles, IL 60714

1095 N. CLAREMONT
(Address)

Palatine, IL 60074

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(City, State and Zip)

(City, State & Zip)

OR RECORDER'S OFFICE BOX NO ____

STATE OF Illinois }

ss.

COUNTY OF Lake }

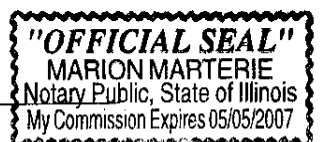
I, Marion Marterie, notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of
Concord Homes, Inc., the managing member of Claremont Ridge L.L.C., and Marilyn
Magafas, personally known to me to be the Assistant Secretary of said corporation, and
 personally known to me to be the same persons whose names are subscribed to the foregoing
 instrument, appeared before me this day in person and severally acknowledged that as such
President and Assistant Secretary, they signed and delivered the said instrument and caused
 the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the
 Board of Directors of said corporation as managing member of Claremont Ridge L.L.C. as
 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for
 the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of September, 2004.

Marion Marterie

Notary Public

Commission expires _____



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EXHIBIT A

Title Company to affix their legal here.

EXHIBIT B

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.

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008239485 LZ
STREET ADDRESS: 1095 N. CLAREMONT DR.
CITY: PALATINE COUNTY: COOK
TAX NUMBER: 02-12-401-012-0000

13-3

LEGAL DESCRIPTION:

PARCEL 1: PROPOSED UNIT 13-3-714 IN CLAREMONT RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

CERTAIN LOTS IN CLAREMONT RIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413331077 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 18 AND 20 AS SHOWN ON THE PLAT OF SUBDIVISION OF CLAREMONT RIDGE RECORDED AS DOCUMENT NUMBER 0320927102 AND THE CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 032943123.