

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

David Katz  
Brentwood at Palatine, LLC  
3175 Commercial Ave., Suite 100  
Northbrook, Illinois 60062  
847-205-1200



Doc#: 0428633163  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 10/12/2004 12:56 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

31856\001\0004

JOINT TENANCY

05/21/04

## SPECIAL WARRANTY DEED

This indenture, made this 28 day of September, 2004, between Brentwood at Palatine, LLC, 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 Kamil Kratochvil & Karin Kratochvil \*, 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 Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, as 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 known and described as follows, to wit:

\* AS JOINT TENANTS

As more fully described in Exhibit A attached hereto (the "Unit").

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 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:

BOX 333-CT1

1 OF 2 ST 5063578 Z LH

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- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration of Condominium Ownership for Brentwood of Palatine Condominium, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) applicable zoning and building laws and ordinances;
- (i) encroachments, if any; and
- (j) acts done or suffered by Grantee.

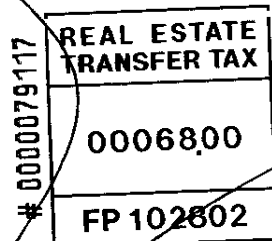
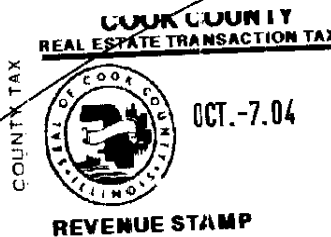
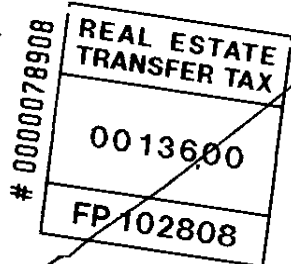
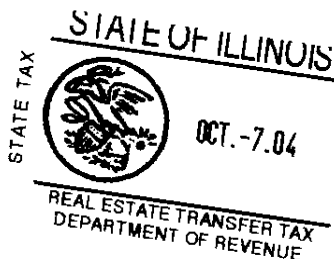
Permanent Real Estate Index Number(s): 02-12-100-020

Address(es) of real estate: Unit 302, 1493 Winslowe Drive, Palatine, Illinois.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the Member the day and year first above written.

Brentwood at Palatine, LLC, an Illinois limited liability company

By: *David Katz*  
A Member



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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Katz personally known to me to be a Member of Brentwood at Palatine, LLC, an Illinois limited liability company, (the "Company"), and 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 and delivered this instrument pursuant to authority, given by the Company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of September, 2004.

\_\_\_\_\_  
 Notary Public

Commission expires: \_\_\_\_\_



MAIL TO:

KARIN KRATOCHVIL  
6093 PUFFER RD.  
DOWNERS GROVE, IL 60516

SEND SUBSEQUENT TAX BILLS TO:

KARIN KRATOCHVIL  
 (NAME)  
6093 PUFFER RD.  
 (ADDRESS)  
DOWNERS GROVE, IL 60516  
 (CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT A

PARCEL 1: UNIT 1493-302 IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM, OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 13, 2004 AS DOCUMENT NO. 0422634016 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972, RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972, AS DOCUMENT NO. LR2666783.

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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.