

SPECIAL  
WARRANTY DEED  
Heritage Springs

UNOFFICIAL COPY



Doc#: 0432847025  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/23/2004 08:24 AM Pg: 1 of 3

GIT

4346032 (circled) 13 1/2

**THE GRANTOR, R.T.S. LAND DEVELOPMENT CORPORATION**, an Illinois corporation, 322 W. Burlington, Western Springs, IL, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to DENNIS L. HART and JUDITH A HART, husband and wife, of 3971 Gulf Shore Boulevard N, Unit 1803, Naples, Florida 34103, **GRANTEE**, [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: 5505 Heritage Court, Western Springs, Illinois 60558

P.I.N: 18-18-200-051-0000

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 ties; (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 Grantees, their 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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EXHIBIT A

## LEGAL DESCRIPTION

PARCEL 1: LOT 7 IN WESTERN SPRINGS TOWNHOMES SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 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 11-9-04 AND RECORDED 11-23-04 AS DOCUMENT NO. 0432847025 FROM RTG LAND DEVELOPMENT CORPORATION TO DENNIS L. HART & JUDITH A. HART ALL IN COOK COUNTY, ILLINOIS.

STATE TAX  
STATE OF ILLINOIS  
NOV. 17.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
00596.00  
FP 103014  
# 0000022670

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV. 18.04  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
00298.00  
FP 103017  
# 0000022397