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This Instrument was prepared by:
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Northfield, Illinois 60093

Doc#: 0507402173
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/15/2005 09:39 AM Pg: 1 of 3

After Recording, Forward to:
David W. Belconis, Esq.
3315 Algonquin Road, Suite 330
Rolling Meadows, Illinois 60008

Send Future Tax Bills to:
Joan L. Junker
380 West Wood
Palatine, Illinois 60067

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 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto JOAN L. JUNKER, of 1501 Woodfield Road, Schaumburg, 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 26, Rowhomes at Groves of Palatine Condominium, 380 West Wood, 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 Rowhomes at the Groves of Palatine Condominium Association made the 25th day of September, 2002, and recorded on October 1, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021076635, 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-CP

37

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 7th day of March, 2005.

GROVES OF PALATINE LLC, an Illinois limited liability company

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

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

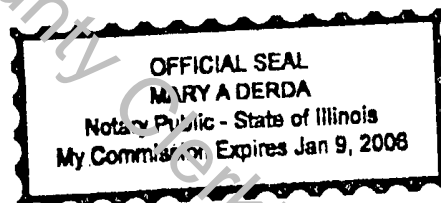
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Cheryl Charnas is 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 March, 2005.

Mary A Derda
NOTARY PUBLIC

Commission Expires: _____



REORDER ITEM #: TX-1000 LABEL

STATE OF ILLINOIS

MAR. -9.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000571

REAL ESTATE TRANSFER TAX
00400.00
FP 103032

POSTAGE METER SYSTEMS

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. -9.05
REVENUE STAMP

0000000634

REAL ESTATE TRANSFER TAX
00200.00
FP 103034

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STREET ADDRESS: 380 W. WOOD

UNIT 26

CITY: PALATINE

COUNTY: COOK

TAX NUMBER: 02-15-301-042-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 26 IN THE ROWHOMES AT THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2002 AS DOCUMENT NUMBER 0021076635, AS AMENDED, AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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

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