## NOFFICIAL COPY

This Instrument was prepared by: David G. Spak, Attorney at Law One Northfield Plaza, Suite 470 Northfield, Illinois 60093

After Recording, Forward to: Krzysztof Stryszowski

390 West Mahogany Court, #609

Palatine, Illinois 60067

Send Future Tax Bills to: Krzysztof Stryszowski

390 West Mar of any Court, #609

Palatine, Illinois 60067

Thrus 65062 SPECIAL WARRANTY DEED

THE GRANTOR, GROVES C7 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 KRZYSZTOF STRYSZOWSKI, of 3045 Keystone Road, Northbrook, Illinois, all interest in the following described Real Estate

situated in the County of Cook and State of Illingis, to wit:

\* and MARIA STRYSZOWSKE, not as tenuts 11 Common but as Joint Tenuts with Lights
LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF SURVIVORSHIP

PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS OF PROPERTY: Unit 4-611, The Groves of Palatine Condominium, 390 West Mahogany Court, #609, 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 0021458155, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and resigns, 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 Coverants, 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.

Doc#: 0515333098

Eugene "Gene" Moore Fee: \$28.00

Date: 06/02/2005 10:10 AM Pg: 1 of 3

Cook County Recorder of Deeds

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 26th day of May, 2005.

GROVES OF PALATINE LLC, an Illinois limited liability company

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

By: Charles Charles
Its: Manager/Anthorized 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 Cherries, as authorized Sizualing 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 Sizualing, concared before me this day in person and acknowledged that \_\_\_\_\_\_\_ signed and delivered the said instrument as \_\_\_\_\_\_ where \_\_\_\_\_\_ own free and voluntary act, as the free and voluntary act of said limited liability company in its capacity as Manager of Jroves of Palatine LLC, and as the free and voluntary act of Groves of Palatine LLC, for the uses and purposes therein set for h.

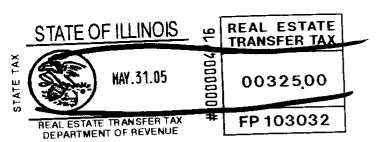
GIVEN, under my hand and Notarial Seal this 26th day of May, 2005.

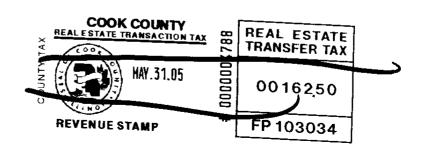
NOTARY PUBLIC

Commission Expires:

"OFFICIAL SEAL"
EILEEN A. FRANK
Notary Public, State of Illinois
My Commission Expires 03/20/08

5555555**555555555** 





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### CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008264455 D2 STREET ADDRESS: 390 W. MAHOGANY

COUNTY: COOK

CITY: PALATINE

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 4-611 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 CYCK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS FAHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021453156 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 PLATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 00210/6634 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 P4-14 AND STORAGE SPACE S4-14, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS SYMIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.

LEGALD

RS8

05/24/05