

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Illinois)



Doc#: 0517542244
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/24/2005 01:16 PM Pg: 1 of 3

THIS INDENTURE, made this 23rd day of May, 2005 between **GRP LATHROP LLC**, an Illinois Limited Liability Company, and duly authorized to transact business in the State of Illinois, party of the first part, and **ALAN LANDAY and DEBRA LANDAY**, husband and wife, as **Tenants by the Entirety**, 1005 N. East Avenue, Oak Park, Illinois 60302, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said limited liability company, by these presents does **CONVEY AND WARRANT SPECIALLY** unto the party of the second part, and to its heirs and assigns, **FOREVER** the following described Real Estate situated in the County of COOK in the State of ILLINOIS known and described as follows, to-wit:

SEE LEGAL DESCRIPTION AND SUBJECT TO ATTACHED HERETO AS EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any way 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, its 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 party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

Permanent Index Number: 15-12-219-014, 15-12-219-015, 15-12-219-016, 15-12-219-017 AND 15-12-219-018

Address of Real Estate: 417 Lathrop, Unit 3E, River Forest, Illinois 60305

8253744 Murdell Cnc 10/4 no abs

Box 334

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


GRP LATHROP LLC, an Illinois limited liability company
By: PIL Management, Inc., an Illinois Corporation
Its: Manager

By: *Scott Inbinder*
SCOTT INBINDER, President

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Scott Inbinder, personally known to me to be the President of PIL Management, Inc., an Illinois corporation, Manager of **GRP LATHROP LLC**, an Illinois Limited Liability 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 the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of May, 2005.

 *Stacey Hansen*
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

ANDREW M. SACHS, ESQ.
Robbins, Salomon & Patt, Ltd.
25 East Washington Street, Suite 1000
Chicago, Illinois 60602


PLEASE MAIL TAX BILLS TO:

Alan Landay and Debra Zimbler Landay
417 Lathrop #3E
River Forest, IL 60305


AFTER RECORDING RETURN TO:

RICHARD KATZ, ESQ.
Katz Associates
715 Lake Street, 10th Floor
Oak Park, Illinois 60201

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax
Date 5/9/05 Amt Paid 617.00

STATE TAX

STATE OF ILLINOIS
JUN. 20. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000086520
REAL ESTATE TRANSFER TAX
00617.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JUN. 20. 05
REVENUE STAMP

000086730
REAL ESTATE TRANSFER TAX
00308.50
FP 102802

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 417-3E IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P19 AND P20 AND STORAGE LOCKER 5B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED.

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.

Subject to: Real estate taxes not yet due and payable; special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; applicable zoning and building laws or ordinances; the Declaration including any and all amendments and exhibits thereto; provisions of the Illinois Condominium Property Act; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; leases and licenses affecting the Common Elements; acts done or suffered by Purchaser, or anyone claiming by, through or under Purchaser.