

UNOFFICIAL COPY

This Instrument Prepared by:

Christine McDonough
2901 Butterfield Rd., Oak Brook, IL 60523



Doc#: 0519435440
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/13/2005 02:09 PM Pg: 1 of 4

Send Subsequent Tax Bills to:

AFC PARTNERSHIP
PO BOX 87411
CAROL STREAM, IL 60188

Mail to: EDWARD A PRICE LTD.
1030 SUMMERFIELD DR
ROSELLE, IL 60172

This space reserved for Recorder's use only

8784800
25060435

SPECIAL WARRANTY DEED

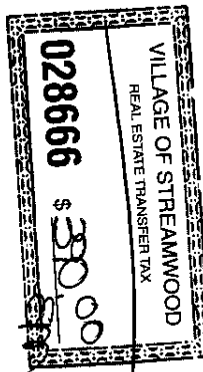
This indenture is made as of the 23rd Day of June, 2005 between Victorian Streamwood, L.L.C., an Illinois Limited Liability Company ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, Albert Sabatino, Frank Mirandola, and Charles Karwowski ("Grantee") whose address is 27 North Victoria Lane Unit B, Streamwood, IL 60103

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See attached for complete legal description

PIN:	06-14-425-001	06-14-426-001	06-14-428-011	06-14-430-001	06-14-427-001	06-14-428-001
	06-14-425-002	06-14-426-002	06-14-428-012	06-14-430-002	06-14-427-002	06-14-428-002
	06-14-425-003	06-14-426-003	06-14-428-013	06-14-430-003	06-14-427-003	06-14-428-003
	06-14-425-004	06-14-426-004	06-14-428-014	06-14-430-004	06-14-427-004	06-14-428-004
	06-14-425-005	06-14-426-005		06-14-430-005	06-14-427-005	06-14-428-005
	06-14-425-006	06-14-426-006	06-14-429-001		06-14-427-006	06-14-428-006
	06-14-425-007	06-14-426-007	06-14-429-002		06-14-427-007	06-14-428-007
	06-14-425-008		06-14-429-003			06-14-428-008
	06-14-425-009		06-14-429-005			06-14-428-009
	06-14-425-010					06-14-428-010
	06-14-425-011					

06-14-429-004



Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Victorian Park Condominium ("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.

BOX 333-07


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Property of Cook County Clerk's Office

FP 103034
0006500
REAL ESTATE TRANSFER TAX

000007098


COOK COUNTY
 REAL ESTATE TRANSFER TAX
 ILL.-6.05
 COUNTY TAX
 REVENUE STAMP



FP 103032
0013000
REAL ESTATE TRANSFER TAX

000007021

STATE OF ILLINOIS
 STATE TAX
 ILL.-6.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE



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TOGETHER WITH all herditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit.

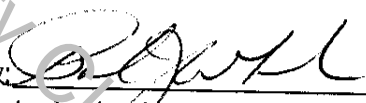
TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Unit against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building law and ordinances and other ordinances; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Lawyers Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of **27 North Victoria Lane Unit B, Streamwood, IL 60103** either waived or failed to exercise its option to purchase the Unit or had no option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **Victorian Streamwood, L.L.C., an Illinois Limited Liability Company**

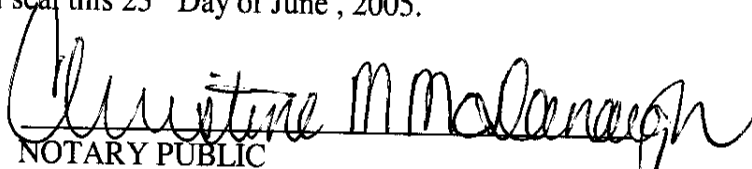
By: 

 Authorized Agent

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Paul J. Wheeler**, 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 own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 23rd Day of June , 2005.



 NOTARY PUBLIC

My Commission Expires:

6/14/08



CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1410 008284800 UA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT NUMBER B OF 27 NORTH VICTORIA LANE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER B OF 27 NORTH VICTORIA LANE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER B OF 27 NORTH VICTORIA LANE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.