

# UNOFFICIAL COPY

This Instrument Prepared by:

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



Send Subsequent Tax Bills to:

Doc#: 0520735413  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/26/2005 11:11 AM Pg: 1 of 4

TERRY & LINDA RISE  
245 MEADOWLARK CIRCLE  
LINDENHURST IL 60046

Mail to: Dennis M Nolan Esq.  
221 Railroad Ave  
Bartlett, IL 60103

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## SPECIAL WARRANTY DEED

This indenture is made as of the 8<sup>th</sup> Day of July, 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, Terry K. Rise and Linda Rise ("Grantee") whose address is 87 North Victoria Lane Unit H, Streamwood, IL 60103, not as tenants in common but as joint tenants with right of survivorship.

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					

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.

BHA 444-EP

KDC/PMM


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Property Cook County Clerk's Office

STATE OF ILLINOIS  JUL. 25. 05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000008334	REAL ESTATE TRANSFER TAX
		00150.00
		FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  JUL. 25. 05 REVENUE STAMP	# 000008407	REAL ESTATE TRANSFER TAX
		00075.00
		FP 103034

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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.

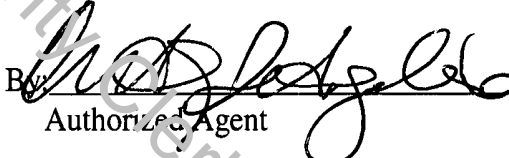
**TO HAVE AND TO HOLD** the Unit as above described, with the appurtenances, unto Grantee, forever.

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 **87 North Victoria Lane Unit H, 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.

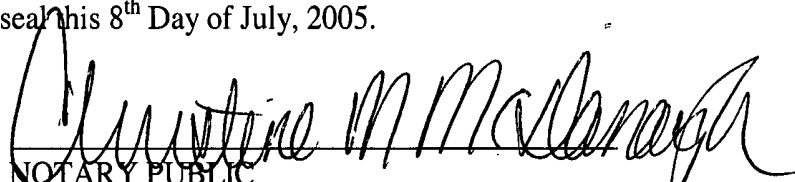
By: **Victorian Streamwood, L.L.C., an Illinois Limited Liability Company**

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 8<sup>th</sup> Day of July, 2005.

  
NOTARY PUBLIC

My Commission Expires:  
6/14/08



# UNOFFICIAL COPY

STREET ADDRESS: 87 NORTH VICTORIA LANE UNIT H  
CITY: STREAMWOOD COUNTY: COOK  
TAX NUMBER:

**LEGAL DESCRIPTION:**

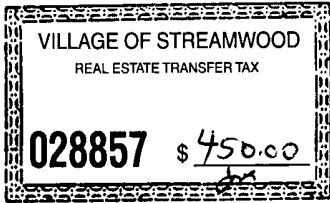
**PLEASE INSERT THE CONDOMINIUM RECORDING INFORMATION AND DOCUMENT NUMBER PRIOR TO CLOSING**

PARCEL 1: UNIT NUMBER H OF 87 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 "~" TO THE DECLARATION OF CONDOMINIUM RECORDED ~ AS DOCUMENT NUMBER ~; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER H OF 87 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 H OF 87 NORTH VICTORIA LANE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

*Recorded 6-9-05  
Doc # 0518003074*



*Cook County Clerk's Office*