

**SPECIAL WARRANTY DEED**

(Corporate to Individual)  
(Illinois)

**UNOFFICIAL COPY**



Doc#: 0525055016 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2005 07:23 AM Pg: 1 of 2

5577930 + COR

**THE GRANTOR:**

LINDEN TREE VENTURE CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS TO:

Jason D. Meyers and Julie M. Meyers,  
Husband and Wife

TO HAVE AND TO HOLD SAID PROPERTY AS: Not as Joint Tenants or Tenants in Common but as Tenants by the Entirety

the GRANTEES, party of the second part, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: 51 LINDEN TREE LANE - DWELLING UNIT 8 - LOT 17 - LOT 17 (EXCEPT THE EAST 167.17 FEET THEREOF) IN LINDEN TREE DEVELOPMENT, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539192, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR UNINTENTIONAL ENCROACHMENTS, SUPPORT, AND ACCESS AS GRANTED BY ARTICLES 2.1, 2.3 AND 2.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR LINDEN TREE LANE HOMEOWNERS ASSOCIATION RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539193. 0320539193 0320539193

Permanent Real Estate Index Number: 04-29-100-222, 04-29-100-223 and 04-29-100-040  
Address(es) of Real Estate: 4245 Linden Tree Lane, Glenview, IL 60025

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 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR LINDEN TREE LANE HOMEOWNERS ASSOCIATION RECORDED JULY 24, 2003 AS DOCUMENT NO. 0320539193, 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, their heirs and assigns, that it has not done or suffered to be done, anything whereby and said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereunto annexed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 4<sup>th</sup> day of August, 2005

(Affix corporate seal here)

[Signature]  
By: Victor Moore  
President

Attest: [Signature]  
Secretary

STATE OF ILLINOIS )  
                                  )ss  
COOK COUNTY )

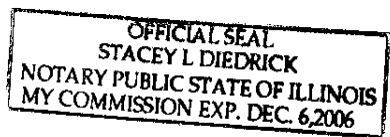
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Victor Moore, personally known to me to be the President of the Corporation who is the grantor, and Eric Moore, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4<sup>th</sup> day of AUGUST, 2005.

Commission expires 12-06-06

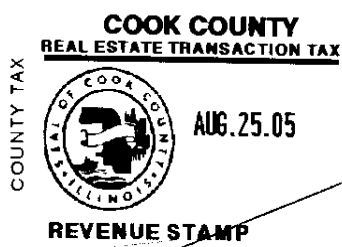
[Signature]  
Notary Public

This instrument was prepared by: Attorney John J. Tatroles  
TATOOLES, FOLEY & ASSOCIATES  
600 So. Washington St., Ste 301  
Naperville, IL 60540

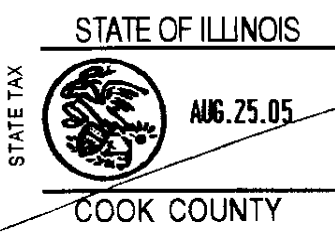


Mail to:  
Jennifer LaMell Goldstone  
1755 N. Damen Avenue  
Chicago, IL 60647  
1819 W. Grand  
60622

Send Subsequent Tax Bills To:  
Jason D. Meyers and Julie M. Meyers  
4245 Linden Tree Lane  
Glenview, IL 60025



070000004470	REAL ESTATE TRANSFER TAX
# 0000004470	0025525
	FP351019



0000005115	REAL ESTATE TRANSFER TAX
# 0000005115	0051050
	FP351010

GA