INOFFICIAL COPY This Instrument Prepared by

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



Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/18/2005 09:06 AM Pg: 1 of 4

✓ Send Subsequent Tax Bills to:

BARBARA MADRO 1530 S MOHAWK DRIVE SCHOUMBURG. IL 60193

Mail to

This space reserved for Recorder's use only

SPLCIAL WARRANTY DEED

This indenture is made as of the 24th Day of August, 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, Barbara Mauro ("Grantee") whose address is 32 North Victoria Lane Unit C, Streamwood, IL 60107

WITNESSETH, that Grantor, for and in consideration of tre 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

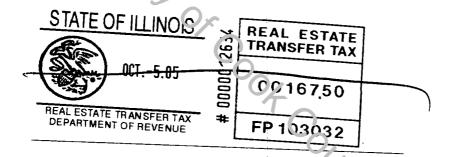
rlying					T_{Δ}
06-14-425-001	06-14-426-001	06-14-428-011	06-14-430-001	06-14-427-001	06-14 428-001
06-14-425-002	06-14-426-002	06-14-428-012	06-14-430-002	06-14-427-002	06-14-42 3 -00 2
06-14-425-003	06-14-426-003	06-14-428-013	06-14-430-003	06-14-427-003	06-14-42გ-Сა²
06-14-425-004	06-14-426-004	06-14-428-014	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		06-14-429-004			06-14-428-009
06-14-425-010		06-14-429-005			06-14-428-010
06-14-425-011					
	06-14-425-001 06-14-425-002 06-14-425-003 06-14-425-004 06-14-425-005 06-14-425-007 06-14-425-008 06-14-425-009 06-14-425-010	06-14-425-001 06-14-426-001 06-14-425-002 06-14-426-002 06-14-425-003 06-14-426-003 06-14-425-004 06-14-426-004 06-14-425-005 06-14-426-005 06-14-425-007 06-14-426-007 06-14-425-008 06-14-425-009 06-14-425-010	06-14-425-001 06-14-426-001 06-14-428-011 06-14-425-002 06-14-426-002 06-14-428-012 06-14-425-003 06-14-426-003 06-14-428-013 06-14-425-004 06-14-426-004 06-14-428-014 06-14-425-005 06-14-426-005 06-14-429-001 06-14-425-006 06-14-426-006 06-14-429-001 06-14-425-007 06-14-429-002 06-14-429-003 06-14-425-009 06-14-429-004 06-14-425-010 06-14-429-005	06-14-425-001 06-14-426-001 06-14-428-011 06-14-430-001 06-14-425-002 06-14-426-002 06-14-428-012 06-14-430-002 06-14-425-003 06-14-426-003 06-14-428-013 06-14-430-003 06-14-425-004 06-14-428-014 06-14-430-004 06-14-425-005 06-14-426-005 06-14-429-001 06-14-425-006 06-14-429-001 06-14-429-002 06-14-425-008 06-14-429-003 06-14-425-009 06-14-429-004 06-14-425-010 06-14-429-005	06-14-425-001 06-14-426-001 06-14-428-011 06-14-430-001 06-14-427-001 06-14-425-002 06-14-426-002 06-14-428-012 06-14-430-002 06-14-427-002 06-14-425-003 06-14-426-003 06-14-428-013 06-14-430-003 06-14-427-003 06-14-425-004 06-14-426-004 06-14-428-014 06-14-430-004 06-14-427-004 06-14-425-005 06-14-426-005 06-14-429-001 06-14-427-005 06-14-427-005 06-14-425-006 06-14-429-001 06-14-427-007 06-14-429-002 06-14-427-007 06-14-425-008 06-14-429-003 06-14-429-003 06-14-429-004 06-14-425-009 06-14-429-004 06-14-429-004

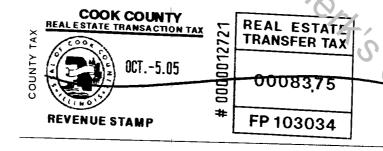
Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Victorian Park Condominium ("Declaration"),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



UNOFFICIAL COPY-





0529135240D Page: 3 of 4

UNOFFICIAL COP

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; (n) 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 Chicago Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of 32 North Victoria Lane Unit C, Streamwood, IL 60107 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.

	VILLAGE OF STREAMWOOD REAL ESTATE TRANSFER TAX				
(029433	\$503.00	Y Z		

Victorian Streamwood, L.L.C., an Illinois Limited Liability Company

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 24th Day of August, 2005.

My Commission Expires:

OFFICIAL SEAL CHRISTINE M MCDONOUGH NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/14/08

0529135240D Page: 4 of 4

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 008286094 UA

STREET ADDRESS: 32 NORTH VICTORIA LANE

IA LANE UNIT C
COUNTY: COOK

CITY: STREAMWOOD

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER C OF 32 N. VICTORIA LANE IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED CX 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 SOUTHE'LT 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 C OF 32 N. VICTORIA LANE, A LIMITED COMMON LLEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER C OF 32 N. VICTORIA LANE, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

LEGALD

MW

08/24/05