

UNOFFICIAL COPY

This Instrument was prepared by:
Ronald J. Nye, Attorney at Law
6 DeVeaux Court
South Barrington, Illinois 60010



Doc#: 0530819011 Fee: \$32.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/04/2005 10:00 AM Pg: 1 of 5

After Recording Forward to:
Ronald Nye
6 DeVeaux Court
South Barrington, Illinois 60010

Send Future Tax Bills to:
K&N Investments LLC
c/o Ronald Nye
6 DeVeaux Court
South Barrington, Illinois 60010

SPECIAL WARRANTY DEED

THE GRANTORS, ROBERT D. KINTON, YASMIN A. KINTON, RONALD J. NYE and ANASTASIA MARKAKIS NYE, each as tenants in common as to an undivided twenty-five percent (25%) share, of 6 DeVeaux Court, South Barrington, Illinois, for the consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY and WARRANT unto K&N INVESTMENTS, LLC, created and existing under by virtue of the laws of the State of Illinois, of 6 DeVeaux Court, South Barrington, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS OF PROPERTY: Unit 3-509, The Groves of Palatine Condominium, 410 West Mahogany Court, #505, Palatine, Illinois 60067

Grantors also hereby grant to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Groves of Palatine Condominium Association made the 18th day of December, 2002, and recorded on December 30, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021458156, as amended and supplemented from time to time (the "Declaration").

This conveyance is exempt under the provisions of 35 ILCS 200/31-45(e) Real Estate Transfer Tax Law

Signature: *A. Christine [Signature]*

Date: 7/29/05

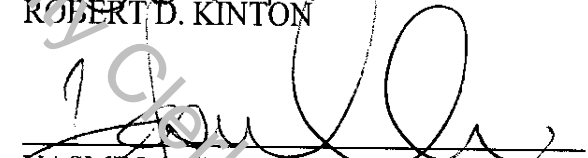
UNOFFICIAL COPY

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments and unconfirmed special assessments; (c) easements, covenants, restrictions, ordinances, restrictions, ordinances, agreements, conditions and building lines of record, including that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Groves of Palatine Homeowners Association (the "Homeowners Declaration") affecting the entire development of which the Real Estate is a part; (d) the Illinois Condominium Property Act; (e) the plat attached to and made a part of the Declaration; (f) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) unrecorded public and quasi-public utility easements, if any; (i) Grantors' and Grantee's mortgage, if any; (j) plats of dedication and plats of subdivision of covenants thereon; (k) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (l) liens and other matters of title over which Grantors' title insurer is willing to insure without cost to Grantee, (m) encroachments, if any; and (n) installments due after the date of this deed for assessments established under the Declaration and the Homeowners Declaration. Additionally, Grantors' warranty of title herein shall run only to matters occurring from and after Grantors acquired title to the Real Estate.

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set their hand this 21st day of July, 2005.



 ROBERT D. KINTON



 YASMIN A. KINTON



 RONALD J. NYE



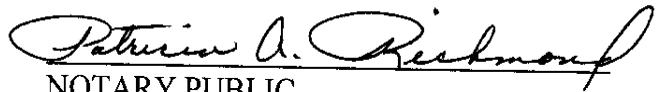
 ANASTASIA MARKAKIS NYE

UNOFFICIAL COPY

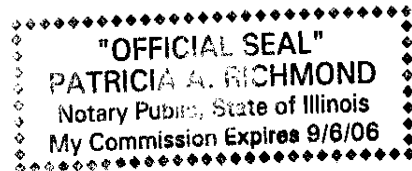
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ROBERT D. KINTON, YASMIN A. KINTON, RONALD J. NYE and ANASTASIA MARKAKIS NYE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that ROBERT D. KINTON, YASMIN A. KINTON, RONALD J. NYE and ANASTASIA MARKAKIS NYE signed and delivered the said instrument as their own free and voluntary act, as the free and voluntary act of said persons, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 27th day of July, 2005.


NOTARY PUBLIC

Commission Expires: 9-6-2016



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3-509 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

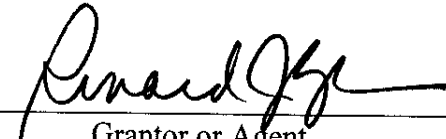
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3-43 AND STORAGE SPACE S3-43 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156

UNOFFICIAL COPY


STATEMENT BY GRANTOR AND GRANTEE

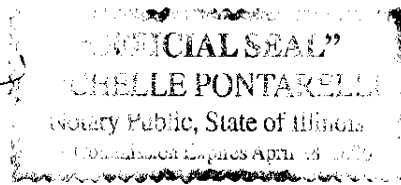
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the attached deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or either entity recognized as a person and authorized to do business or acquire title to real estate under law of the State of Illinois.

Dated: October 1, 2005

Signature By: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent of said Grantor this 1st day of October, 2005.

Notary Public 



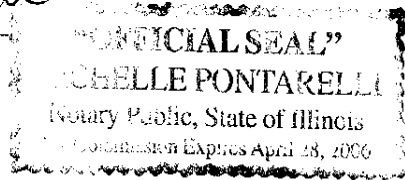
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the attached deed is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 1, 2005

Signature By: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent of said Grantee this 1st day of October, 2005.

Notary Public 



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor or subsequent offenses.