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THIS INSTRUMENT PREPARED BY: MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road Second Floor Schaumburg, Illinois 60173-5431

a:5312;;;;;

Doc#: 0534755043 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 12/13/2005 09:22 AM Pg: 1 of 3

Tier 572989

(847) 330-2400

ABOVE SPACE FOR RECORDING USE CITE.

SPECIAL WARRANTY DEED

This inden'une, made this 14th day of November, 2005,, between Billy Bob Marketing, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois Grantor, and Grace Kim, and Grantee WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of Mara Bogojevich, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, Individual and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as folic ws, to wit:

* JHA H. LEW **AS JOINT TENANTS

As more fully described in Exhibit A attached hereto (the "1512 #2A").

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 Grantor, 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 Grantee, theirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WLL WARRANT AND DEFEND, subject to:

- (a) General Real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

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Permanent Real Estate Index Number(s):

Address(es) of real estate: 1512 N. River West Court, Unit 2A, Mount Prospect, Illinois 60056

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager the day and year first above written.

BILLY BOB MARKETING, L.L.C., an Illinois

29699 s.594

Limited Liability Company

By: Its: Managing Member

STATE OF ILLINOIS)

COUNTY OF COOK

Marder Evasce
I, Esther Baxter, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rose Barnhart personally known to ne to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge he/she signed and delivered the foregoing instrument pursuant to authority, given by Billy Bob Marketing, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this / day of november, 2005.

Monary Public

Commission Expires: 12-

OFFICIAL SEAL MARQUEZ E VASQUEZ

AFTER RECORDING MAIL TO:

Grace Kim

1512 N. River West Court, Unit 2A Mount Prospect, IL 60056

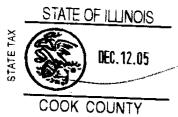
OR RECORDER'S OFFICE BOX NO.

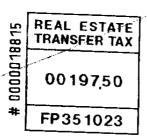
SEND SUBSEQUENT TAX BILLS TO:

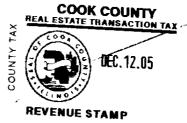
Toolo G. Smith

1512 N. River West Court, Unit 2A

Mount Prospect, IL 60056









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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000572989 CH STREET ADDRESS: 1512 RIVER RD #2A

CITY: MOUNT PROSPECT COUNTY: COOK COUNTY

TAX NUMBER: 03-24-416-029-0000

LEGAL DESCRIPTION:

UNIT NUMBER 1512-2A IN THE 12 OAKS AT RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT ONE IN THE APARTMENTS OF RIVER WEST, A PLANNED UNIT DEVELOPMENT OF PART OF LOT "A" IN WOCD' THE MANOR, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1992 AS DOCUMENT NUMBER 92398886. IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS SXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0523119050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

24 Co.

THE TENANTS, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set for the Declaration for the benefit of the remaining property described thereir.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.