**UNOFFICIAL COPY** 

THIS INSTRUMENT PREPARED BY: MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road Second Floor Schaumburg, Illinois 60173-5431 (847) 330-2400



Doc#: 0601149080 Fee: \$28.00 Eugerie "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/11/2006 09:18 AM Pg: 1 of 3

573776 TICOR ABOVE SPACE FOR RECORDING USE ONLY

#### SPECIAL WARRANTY DEED

This indenture, made this 12th day of December, 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 Megan A. Quinn, Grantee(s), 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 Gartee, the receipt whereof is hereby acknowledged, and pursuant to the authority of George Savoy, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee,

Individual and to her hers and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the hereditamen's 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, her 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 WILL 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, 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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# **UNOFFICIAL CO**

Permanent Real Estate Index Number(s): 07-08-101-020-0000

Address(es) of real estate: 1800 Huntington Boulevard, 1800 Huntington BoulevardAE605, Hoffman Estates, IL 60195

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

Limited Liability Company,

Its: Managing Member

STATE OF ILLINOIS

COUNTY OF COOK )

I. Mardun & Vasquez, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Savoy is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared refere 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 12H 12y of 1965



REAL ESTATE TRANSFER TAX

0007250

FP351014

OFFICIAL SEAL Commission Exp res ARQUEZ E VASQUEZ

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/15/09

SEND SUBSEQUENT TAX BILLS TO:

AFTER RECORDING MAIL TO:

Megan A. Quinn Atly Linda Bal 207 N Walnut St

Megan A. Quinn

1800 Huntington Boulevard, AE605 Itasca, IL 1800 Huntington Boulevard, AE605 Hoffman Estates, IL-60195

Scott West and Monica Wronka

6014 ≥ Hoffman Estates, IL 60195

1800 Huntington Boulevard, AE201

Hoffman Estates. IL 60195

OR RECORDER'S OFFICE BOX NO.



REAL ESTATE TRANSFER TAX 0014500 FP351023

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### TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000573776 CH

STREET ADDRESS: 1800 HUNTINGTON BLVD. #AE-605

CITY: HOFFMAN ESTATES COUNTY: COOK COUNTY

TAX NUMBER: 07-08-101-020-0000

#### LEGAL DESCRIPTION:

UNIT NUMBER AE-605 IN THE TWELVE OAKS AT MORNINGSIDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN THE MORNINGSIDE PARK SUBDIVISION, A RESUBDIVISION OF LOT 1, EXCEPT THAT PART FALLING IN HUNTINGTON BOULEVARD AS DEDICATED BY PLAT OF DEDICATION RECORDED JANUARY 27, 1983 AS DOCUMENT NO. 26486555 AND REGISTERED JANUARY 27, 1983 AS DOCUMENT NO. LR3291903, IN HILL VIEW APARTMENTS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 2005 AS DOCUMENT NUMBER 0518719033, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527019112; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COC: COUNTY ILLINOIS.

THE TENANTS, IF ANY, OF THIS UNIT HAS FITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE FIE 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 assign, 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 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 the Declaration were recited and stipulated at length herein.