

# UNOFFICIAL COPY



Doc#: 0601149162 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2006 11:14 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

RETURN TO:

STEVEN M. SHAYKIN  
2227A HAMMOND DR.  
SCHAUMBURG, IL 60173

ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

This indenture, made this 1st day of December, 2005, between Baker's Lake, L.L.C., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and Roman Roytman parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Agent, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, Roman Roytman and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:


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

Together will 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, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or July 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:

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one →

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COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
JAN. 10. 06  
REVENUE STAMP

# 0000019358  
**REAL ESTATE  
TRANSFER TAX**  
00125.50  
FP351014

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 10. 06  
COOK COUNTY

# 0000019093  
**REAL ESTATE  
TRANSFER TAX**  
00251.00  
FP351023

Property of Cook County Clerk's Office

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- (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) Applicable zoning and building laws and ordinances;
- (h) encroachments, if any;
- (i) acts done or suffered by Grantee; and
- (j) leases with respect to the Unit, if any.

Permanent Real Estate Index Number(s): 01-01-219-001-0000 (underlying)

Address(es) of real estate: 830 E. Hillside, Barrington, IL 60010

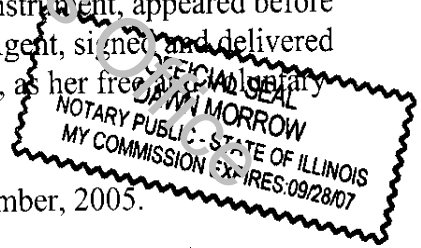
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Agent the day and year first above written.

BAKER'S LAKE, L.L.C., a Delaware Limited Liability Company

By: Wendy Kullas  
Its Authorized Agent

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE        )

I, DAWN M. MORROW, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wendy Kullas is personally known to me to be the Authorized Agent of Baker's Lake, L.L.C.. (the "Corporation"), and 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 as such Authorized Agent, signed and delivered the said instrument pursuant to authority, given by the Corporation, as her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal this 1st day of December, 2005.

Commission Expires: 12/31/07

Dawn Morrow  
Notary Public

**SEND SUBSEQUENT TAX BILLS TO:** Rouan Roytman  
830 E. Hillside  
Barrington, IL 60010

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2000 000399342 SC

SCHEDULE A (CONTINUED)

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:****PARCEL 1:**

UNIT NUMBER 830 IN THE LOCHSHIRE OF BARRINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 42 (EXCEPT THE EAST 160 FEET THEREOF AS MEASURED AT RIGHT ANGLES) IN PICKWICK PLACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LOT 42 THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 16 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 17.35 FEET; THENCE NORTH 57 DEGREES 32 MINUTES 52 SECONDS EAST, 20.60 FEET TO THE WEST LINE OF THE EAST 160 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE SOUTH 0 DEGREES 19 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42, A DISTANCE OF 10.25 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0526718095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PATIO AND YARD AREA AS TO UNIT 830 AND PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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 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.

The Tenant of the Unit has waived or has failed to exercise the right of first refusal.