

# UNOFFICIAL COPY

Printed on 03/20/2006 10:38 AM

Order # 1311291

Special Warranty Deed  
(LLC to Individual)



Doc#: 0607940089 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/20/2006 10:38 AM Pg: 1 of 3

THIS AGREEMENT, made this 28th day of February, 2006, between Ridgeland Crossing Development, LLC., 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, party of the first part, and Susan Kanjanapan, of 1230 S. Wesley Berwyn, IL 60402, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

† and Noppadon Kanjanapan, wife & husband, not as joint tenants or tenants in common but as tenants by the entirety.

**Legal Description:** Unit 204 in Ridgeland Crossing Condominium, as delineated on a plat of survey of the following described tract of land: Parts of Lots 1 through 49, both inclusive, taken as a single tract of land, in Block 16 in White and Coleman's LaVergne Subdivision of Lots 13 to 28 in Cheviot's First Division in the Northwest ¼ of Section 32, Township 39 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded February 14, 2006 as Document Number 0604534002, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**Permanent Index Number:** 16-32-130-024 thru 16-32-130-026 (affects underlying land and other land not shown herein)

**Commonly Known As:** Unit 204, 3447 S. Ridgeland Ave. Berwyn, IL 60402

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 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, his/her/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 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 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 for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j)


das


das

3-1

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

|           |   |             |                          |
|-----------|---|-------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS   | # 000024003 | REAL ESTATE TRANSFER TAX |
|           |  MAR. 13.06 |             | 0017700                  |
|           | REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE   |             | FP 103027                |

|            |  |             |                          |
|------------|--|-------------|--------------------------|
| COUNTY TAX | COOK COUNTY<br>REAL ESTATE TRANSACTION TAX   | # 000024208 | REAL ESTATE TRANSFER TAX |
|            |  MAR. 13.06 |             | 0008850                  |
|            | REVENUE STAMP  |             | FP 103028                |

# UNOFFICIAL COPY

Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) encroachments, if any.

There were no tenants as this is new construction and therefore, no tenant right appurtenant thereto.

Grantor also hereby grants to the grantee, its successors and or assigns, as right and easements appurtenant to the subject unit described herein. the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Special Warranty Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Stanley Rafalo, its Manager, the day and year first above written.

Ridgeland Crossing Development, LLC

By: [Signature]  
Stanley Rafalo, Its: Manager

State of Illinois )

County of Cook )

I, DEANNE McDEVITT, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERIFY that Stanley Rafalo personally known to me to be the Manager of Ridgeland Crossing Development, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, Stanley Rafalo, Manager, he signed and delivered the said instrument and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority, given by the Board of Directors of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of March 2006.  
[Signature]  
Notary Public



My Commission Expires \_\_\_\_\_

Mail To: MARTHA DIMITRI  
900 Jorie Blvd #160  
OAK BROOK IL 60523

[Signature]  
Send Subsequent Tax Bill to:  
Susan & Noppada Kanjanapan  
Unit 204, 3447 S. Ridgeland  
Berwyn, IL 60402