

UNOFFICIAL COPY



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

Doc#: 0607955194 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2006 03:06 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDING USE ONLY

578123
TICOR

SPECIAL WARRANTY DEED

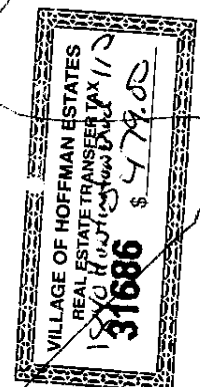
This indenture, made this 23rd day of February, 2006 between Billy Bob Marketing, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois Grantor, and Wieslaw Swakon, Grantee(s) 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 Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of George Savoy, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, individual and to her heirs 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 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_hers_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 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.



31686
NS

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000578123 CH
STREET ADDRESS: 1840 HUNTINGTON BLVD., BW-112
CITY: HOFFMAN ESTATES **COUNTY:** COOK COUNTY
TAX NUMBER: 07-08-101-020-0000

LEGAL DESCRIPTION:

UNIT NUMBER BW-112 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 8, 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 0527019212; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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 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.