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4365572 1/2



Doc#: 0608753104 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2006 11:03 AM Pg: 1 of 5

GIT
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Above Space for Recorder's Use Only

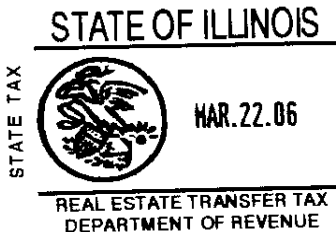
4365572 1/2 SPECIAL WARRANTY DEED

The GRANTOR, THE TERRACE OF ELK GROVE VILLAGE, L.L.C., an Illinois limited liability company, 1200 North Ashland Avenue, Suite 400, Chicago, Illinois 60622, created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Todor Petrov and Zorica Titova, 7095 W. Gunnison Street, #GC, Harwood Heights, Illinois 60706, GRANTEES, ~~not in Tenancy in Common, but in~~ JOINT TENANCY, all interest in the real estate situated in the County of Cook, State of Illinois, further described in Exhibit A attached hereto and made a part hereof (the "Property"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

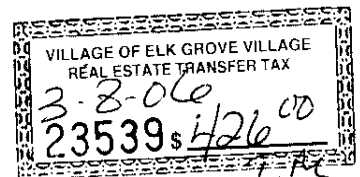
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

GE FOLLOWS]



# 0000033658	REAL ESTATE TRANSFER TAX
	0014200
	FP 103014



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EXHIBIT A

Legal Description

UNIT 902-215 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM FOR 902 RIDGE SQUARE AT THE TERRACE OF ELK GROVE VILLAGE RECORDED AS DOCUMENT NUMBER ~~X0607531102~~, IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 902 Ridge Square, Unit 215, Elk Grove Village, Illinois 60007

PERMANENT INDEX NUMBER: 08-33-101-063-0000 (UNDERLYING PIN)

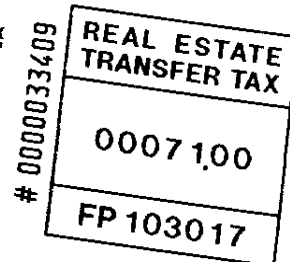
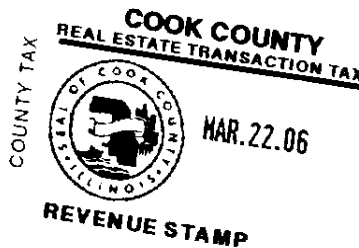
THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

~~THE TENANT IS THE PURCHASER OF THE UNIT.~~

[STRIKE ONE]

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS 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 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 RECITED AND STIPULATED AT LENGTH HEREIN.



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EXHIBIT B

Permitted Exceptions

1. General real estate taxes not yet due and payable.
2. Existing unrecorded leases, if any.

3. Easement to install electric facilities and communication facilities and to operate, maintain, repair, renew, replace, and remove such facilities over those portions of the land shown on Exhibit A of the grant from Amalgamated Trust and Savings Bank as Trustee under Trust Agreement dated September 2, 1968, and known as Trust Number 2065 to Illinois Bell Telephone Company and Commonwealth Edison Company recorded February 11, 1971, as document number 21395315.

Note: Affects common elements only.

4. Easement for public utilities and drainage as shown on Plat of Elk Grove Village Section 5 Subdivision recorded May 31, 1962, as document number 18490039 over the southerly 10 feet of Lot 3 and as shown on plat recorded March 9, 1971, as document 21417223.

Note: Affects common elements only.

5. Covenants and restrictions contained in the Plat of Subdivision recorded as document number 21417223 relating to use, open areas, location of structures, parking areas, zoning controls and easements.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

6. Zoning and use restrictions as contained in Plat of Survey recorded as document 20443913, and as thereafter amended by Plat of Survey recorded as document 20656885 and thereafter amended and superseded by plat recorded as document 21417223.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

7. Rights of the public and the municipality to use those parts of the land labeled "Municipal Vehicle Easement" and "Parking Areas" as shown on document recorded March 9, 1971, as document 21417223.

Note: Affects common elements only.

8. Rights, if any, of public and quasi-public utilities in the land pertaining to gas meters, catch basins, fire hydrants and manholes disclosed by prior title evidence.

Note: Affects common elements only.

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9. 10 foot easement for gas main as shown on survey dated August 20, 1998, last revised November 9, 2005, prepared by Gremley & Biedermann, Inc. as order number 982547 as disclosed by prior title evidence.

Note: Affects common elements only.

10. Encroachments as disclosed by prior title evidence:
1. Concrete curb onto the westerly line of the land;
 2. Concrete walk onto the land northwesterly and adjoining by 2.54 feet; and
 3. Fence onto the land southwesterly and adjoining by 0.14 feet.

Note: Affects common elements only.

11. Rights of the adjoining owner in and to the concrete walk located along the west line of the land as disclosed by prior title evidence.

Note: Affects common elements only.

12. Terms, provisions, covenants, restrictions, and options contained in and rights and easements established by the Declaration of Condominium for the 902 Ridge Square at the Terrace of Elk Grove Village, including any amendments and exhibits, recorded as document number 0607531102.

13. Terms, provisions, covenants, restrictions, and options contained in and rights and easements established by the Declaration of Easements, Covenants, and Restrictions for the Terrace of Elk Grove Village Master Association, including any amendments and exhibits, recorded as document number 0607538070.

14. Applicable zoning, and building laws or ordinances and restrictions.

15. All public, private and utility easements.

16. Party wall rights and agreements.

17. Roads and highways.

18. The provisions of the Condominium Property Act of Illinois.

19. Acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee.

20. Any and all leases and licenses to the common elements.