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This Instrument Prepared by:

Terry Betz
2901 Butterfield Rd., Oak Brook, IL 60523



Doc#: 0612933087 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2006 09:19 AM Pg: 1 of 4

1 of 3

Send Subsequent Tax Bills to:

Naveen Adusumilli
814 S California Avenue
Palatine IL 60067

Mail to:

Same as above

05/09/2006 20032570

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

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833 4539

This indenture is made as of the 14th Day of April 2006 between Equities Venture Corporation

A Illinois Corporation ("Grantor") whose address is 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County Illinois, and

Naveen Adusumilli ("Grantee") whose address is 5400 Astor Lane Unit 313 Rolling Meadows, IL 60008

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by the Grantee presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See attached for complete legal description

PIN: 08-08-402-040-1040

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Saratoga Condominium ("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.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Unit.

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BOX 333-CP

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Property of Cook County Clerks Office

STATE OF ILLINOIS
MAY.-8.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023577
REAL ESTATE TRANSFER TAX
00235.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY.-8.06
REVENUE STAMP

0000023674
REAL ESTATE TRANSFER TAX
00117.50
FP 103034

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TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Unit against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building law and ordinances and other ordinances; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any whether recorded or unrecorded; (h) leases and licenses affecting common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Lawyers Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of **5400 Astor Lane, Unit 313** either waived or failed to exercise its option to purchase the Unit had no option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **Equities Venture Corporation, an Illinois Corporation**

By: *[Signature]*
Authorized Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

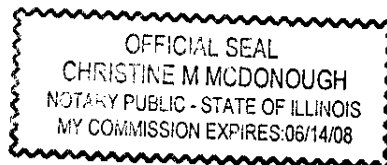
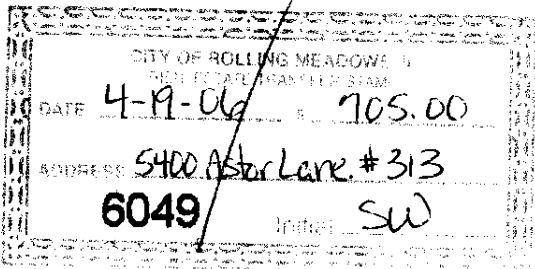
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Paul J. Wheel** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this **14th** Day of **April, 2006**.

[Signature]
NOTARY PUBLIC

My Commission Expires:

06/14/08



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STREET ADDRESS: 5400 ASTOR LANE

UNIT313

CITY: ROLLING MEADOWS

COUNTY: COOK

TAX NUMBER: 08-08-402-040-1046

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 313 AT 5400 NORTH ASTOR, IN SARATOGA CONDOMINIUM, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2003 AS DOCUMENT NUMBER 0334539143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 43, 44, 565, AND 566, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF SARATOGA CONDOMINIUM, AFORESAID.

Property of Cook County Clerk's Office