

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0613831029 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2006 10:19 AM Pg: 1 of 3

THIS INDENTURE, made as of this 21st day of February, 2006 between DOVER PARK, INC., an Illinois corporation ("Grantor"), and ORALIA GIRON and ~~LEONERO GIRON~~, as joint tenants with right of survivorship, whose address is: 635 Ivy Ct., Lake Zurich, Illinois 60047 ("Grantee"),

show overleaf

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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:


LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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 above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever.


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and Grantee's 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: real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; and acts of Grantee.

Grantor also hereby grants to the Grantee, Grantee's 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.

BOX 334 CTI

STATE TAX
STATE OF ILLINOIS

MAY. 18. 06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000023924
REAL ESTATE TRANSFER TAX
0011800
FP 103032

COUNTY TAX
COOK COUNTY REAL ESTATE TRANSACTION TAX

MAY. 18. 06
REVENUE STAMP

0000024023
REAL ESTATE TRANSFER TAX
0005900
FP 103034

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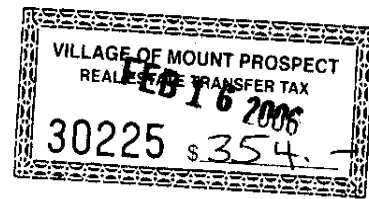
Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President, the day and year first above written.

DOVER PARK, INC.,
an Illinois corporation

By: *Michael A. Tobin*
Michael A. Tobin,
its president



STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that Michael Tobin, as president of Dover Park, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of February, 2006.

Cecilia A. Jett
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 3150
180 N. LaSalle Street
Chicago, IL 60601

Upon recordation return to:

Gerardo Badiano
20063 Rand Road
Palatine, IL 60074

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 1830-2c IN DOVER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534136, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 5, 2004 AS DOCUMENT NUMBER 0433802403.

PIN: 08-15-400-024-0000

(pre-conversion)

Cook County Clerk's Office