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06/13/2006

Doc#: 0615249049 Fee: \$28.00  
Eugene "Gene" Moore III \$10.00  
Cook County Recorder of Deeds  
Date: 06/13/2006 02:51 PM Pg: 1 of 3

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*Ficor 402043*  
THIS INSTRUMENT PREPARED BY:

*Baker's Lake, LLC  
1305 Wiley Rd., Suite 106  
Schaumburg, Illinois 60173  
(847)885-1500*

RETURN TO:

*IRA LEAVITT*  
*P.O. BOX 1907*  
*PACATON, IL*

*60078*

ABOVE SPACE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

This indenture, made this 12th day of May, 2006, between Baker's Lake, L.L.C., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and Thomas Digangi & Linda Digangi, parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Agent, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, Thomas Digangi & Linda Digangi, and to his/her/their 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, to wit:

As more fully described in Exhibit A attached hereto (the "Unit")

Together will all and singular the hereditaments and appurtenances thereto 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, 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:

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 810 IN THE LOCHSHIRE OF BARRINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 42 (EXCEPT THE EAST 160 FEET THEREOF AS MEASURED AT RIGHT ANGLES) IN PICKWICK PLACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LOT 42 THAT PORTION DESCRIBED AS FOLLOWS): BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 16 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 42, A DISTANCE OF 17.35 FEET; THENCE NORTH 67 DEGREES 32 MINUTES 52 SECONDS EAST, 20.60 FEET OF THE WEST LINE OF THE EAST 160 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42; THENCE SOUTH 0 DEGREES 19 MINUTES 07 SECOND SWEST ALONG THE WEST LINE OF THE EAST 160.00 FEET, AS MEASURED AT RIGHT ANGLES, OF SAID LOT 42, A DISTANCE OF 10.23 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0526718095; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF OUTDOOR PARKING SPACE(S) P-15 AND PATIO AND YARD AREA AS TO UNIT 810, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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 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.

The Tenant of Unit has waived or has failed to exercise the right of first refusal.