

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)

**MAIL TO:**

GREGORY M AND PAMELA COZZI  
420 WINTERHAVEN CT.  
PALATINE, IL 60067



**NAME AND ADDRESS OF TAXPAYER:**

Gregory and Pamela Cozzi  
50 N. Plum Grove Road  
Unit 305E 420 WINTERHAVEN CT.  
Palatine, IL 60067

Doc#: 0621633220 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/04/2006 02:07 PM Pg: 1 of 4

RECORDER'S STAMP

THIS AGREEMENT, made this 26<sup>th</sup> day of July, 2006, between Hummel Development Group, LLC, 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, party of the first part, and Gregory M. Cozzi, ~~married~~, and Pamela Cozzi, ~~married~~, <sup>Husband & Wife</sup> as tenants by the entirety, with an address of 420 Winterhaven Court, Palatine, Illinois, as party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration in hand, paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their successors and assigns, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

\* JOINT TENANTS

See Attached Exhibit A

Grantor also hereby grants to Grantees, its successors and assigns, all 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 of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For Providence Of Palatine Condominium Association, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Together with all and singular and 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 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 successors and assigns forever.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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, their successors 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 not due and payable at the time of Closing; (b) the Illinois Condominium Property Act (the "Act"); (c) Declaration of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For Providence of Palatine Condominium Association, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) the Redevelopment Agreement recorded as Document Number 0413349005; (f) acts done or suffered by Grantees or anyone claiming by, through, or under Grantees; (g) easements, agreements, conditions, covenants, and restrictions of record, if any; and (h) leases and licenses affecting the Common Elements or Grantees, provided none of the foregoing title exceptions set forth in (d) (e) or (g) prohibit the Unit to be occupied as a residential condominium under the Act.

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4PG  
C.F.

# UNOFFICIAL COPY


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its Member the day and year first above written.

HUMMEL DEVELOPMENT GROUP, LLC,  
an Illinois limited liability company

By: Robert L. Hummel  
Robert L. Hummel  
Its: Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS




AUG. -1.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00258,50
FP 103032

# 0000027913

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. -1.06

COUNTY TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00129,25
FP 103034

# 0000028019

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 305E IN PROVIDENCE OF PALATINE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

(A) LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) EASEMENT FOR AN UNDERGROUND PARKING GARAGE ----- LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET BETWEEN THE HORIZONTAL PLANES OF 751.00 FEET AND 736.00 FEET (USGS 1929 DATUM) GRANTED BY THE VILLAGE OF PALATINE IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 0608631063,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 27, 2006 AS DOCUMENT NUMBER 0608631064, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: EXCLUSIVE RIGHT TO USE OF PARKING SPACE 29LL, LIMITED COMMON ELEMENT, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608631064 AND IN THE SURVEY ATTACHED THERETO

Permanent Index Number: 02-15-424-006-0000

THIS TAX NUMBER AFFECTS THIS PROPERTY AND OTHER PROPERTY.

Property Address: 50 N. Plum Grove Road, Unit 305E, Palatine, Illinois 60067

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

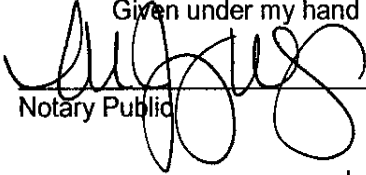
STATE OF ILLINOIS

COUNTY OF COOK

) ss:  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert L. Hummel, 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, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25<sup>th</sup> day of July, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires on March 30, 2009.



IMPRESS SEAL HERE

COOK COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Lauren E. Schaaf  
501 W. Cofax  
Palatine, Illinois 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Seller Representative

\*\* This conveyance must contain the name and address of the Grantees for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)