

First American Title
Order # 1476078

UNOFFICIAL COPY

Special Warranty Deed
(LLC to Individual)



Doc#: 0625702191 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2006 01:50 PM Pg: 1 of 3

THIS AGREEMENT, made this 25th day of August, 2006, between Ridgeland Crossing Development, 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 Roderick Sindol, AN UNMARRIED PERSON of 2818 South 60th Court Cicero, IL 60804, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

Legal Description: Unit 202 in Ridgeland Crossing Condominium, as delineated on a plat of survey of the following described tract of land: Parts of Lots 31 through 49, both inclusive, taken as a single tract of land, in Block 16 in White and Coleman's LaVergne Subdivision of Lots 13 to 28 in Cheviot's First Division in the Northwest ¼ of Section 32, Township 39 North Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded February 14, 2006 as Document Number 0604534002, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 16-32-130-024 thru 16-32-130-026 (affects underlying land and other land not shown herein)

Commonly Known As: Unit 202, 3447 S. Ridgeland Ave. Berwyn, IL 60402

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 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, his/her/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: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

SEP. 11.06

STATE TAX

9282300000 #

REAL ESTATE TRANSFER TAX
 00142.00
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

SEP. 11.06

COUNTY TAX

9203300000 #

REAL ESTATE TRANSFER TAX
 00071.00
 FP 103028

REVENUE STAMP

UNOFFICIAL COPY

Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) encroachments, if any.

There were no tenants as this is new construction and therefore, no tenant right appurtenant thereto.

Grantor also hereby grants to the grantee, its successors and or assigns, as right 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 Special Warranty 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 reciting and stipulated at length.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Stanley Rafalo, its Manager, the day and year first above written.

Ridgeland Crossing Development, LLC

By: *Stanley Rafalo*
Stanley Rafalo, Its: Manager

State of Illinois)

) ss.

County of Cook)

I, *DEANNE McDEVITT*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stanley Rafalo personally known to me to be the Manager of Ridgeland Crossing Development, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such, Stanley Rafalo, Manager, he signed and delivered the said instrument and caused the corporate seal of said LLC to be affixed thereto, pursuant to authority, given by the Board of Directors of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this *24* day of *August*, 2006.

Deanne McDevitt
Notary Public

My Commission Expires _____



Mail To:

VINCENT F. GIULIANO
7722 W. Cermak Rd Ste 300
NORTH RIVERSIDE, IL 60546

Send Subsequent Tax Bill to:

Roderick Sincol
Unit *202* 3447 S. Ridgeland
Berwyn, IL 60402

Prepared By: Richard Shopiro, Sulzer & Shopiro LTD. 10 S. LaSalle St. Suite 3505 Chicago, IL 60603