

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0628926039 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2006 10:05 AM Pg: 1 of 4

THIS INDENTURE, made as of this 5<sup>th</sup> day of October, 2006 between DOVER PARK, INC., an Illinois corporation ("Grantor"), and STANKO M. BABIN and MARIJA BABIN, husband and wife, as joint tenants with right of survivorship whose address is: 496 Forest View, Lindenhurst, Illinois 60046 ("Grantee"),

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 333-CTI

1 of 2  
101 884039 JMC

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Property

STATE OF ILLINOIS



OCT. 10.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000037327

REAL ESTATE  
TRANSFER TAX

00108.50

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



OCT. 10.06

COUNTY TAX

REVENUE STAMP

# 000037327

REAL ESTATE  
TRANSFER TAX

00054.25

FP 103034

Clark's Office



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008340559 DB  
STREET ADDRESS: 1840 HATHERLEIGH, UNIT 1840-1A  
CITY: MT PROSPECT COUNTY: COOK  
TAX NUMBER: 08-15-400-024-0000

### LEGAL DESCRIPTION:

PARCEL 1: UNIT 1840-1A 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 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 3, 2004 AS DOCUMENT NUMBER 0433802403 AND BY MASTER DECLARATION OF DOVER PARK CONDOMINIUMS COMMON AREA ASSOCIATION RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534135.