



Doc#: 0632642013 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2006 08:46 AM Pg: 1 of 4

MAIL TO:

Law Offices of Michael Fleck
10771 Route 47, P. O. Box 992
Huntley, Illinois 60142-0992

1 of 2
060221/0010/

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 9th day of November, 2006, between HC Walden Properties, LLC, a limited liability company 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, Grantor, and Ruben R. Ruelo, II and Leigh A. Ruelo, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, hereinafter, "Grantee(s)", WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, and pursuant to authority of MICHAEL CIRONE, the duly authorized Agent of HC WALDEN PROPERTIES, LLC, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantee(s), 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 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 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 Grantee(s), and to his/her/their heirs and assigns forever.

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HC

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee(s), and 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 and installments of special assessments not yet due and payable;

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee(s).

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

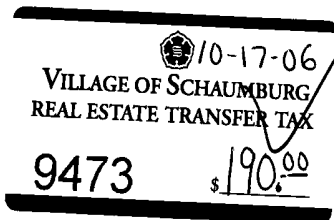
Grantor also hereby grants to Grantee(s), and his/her/their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, 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.

Permanent Real Estate Index Numbers: 07-01-200-060 & 07-12-200-006



Common Address: 1919 Prairie Square, Unit 210, Schaumburg, Illinois 60173

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



HC WALDEN PROPERTIES, LLC, a Delaware limited liability company

By: 
Michael Croné, Its Duly Authorized Agent

<p>STATE OF ILLINOIS</p>  <p>NOV. 17. 06</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000015211</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00190.00</p> <p>FP326652</p>	<p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>NOV. 17. 06</p> <p>REVENUE STAMP</p>	<p># 0000030266</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00095.00</p> <p>FP326665</p>
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL CIRONE personally known to me to be the duly authorized Agent of HC Walden Properties, LLC, and 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, as such duly authorized Agent, he signed and delivered the foregoing instrument as his free and voluntary act, and pursuant to authority given by HC Walden Properties, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of Novmeber, 2006.

 Notary Public

Commission expires: _____

THIS INSTRUMENT PREPARED BY:

Charles Wm. Dobra, Esq.

CHARLES WM. DOBRA, LTD.

675 East Irving Park Road - Suite 100

Roselle, Illinois 60172

SEND SUBSEQUENT TAX BILLS TO:

Rueben R. Ruelo, II & Leigh A. Ruelo
 (NAME)

1919 Prairie Square, Unit 210

(ADDRESS)

Schaumburg, Illinois 60173

(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A-LEGAL DESCRIPTION

PARCEL 1: **1919-210**

UNIT 210 IN THE HAWTHORN ESTATES CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 8, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0625122099, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G1-004 A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 210, AS ARE SET FORTH IN THE DECLARATION; GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3: "ROADWAY EASEMENT"

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT FROM HERBERT R. ANDERSON AND FAYE ANDERSON, HIS WIFE, ROBERT R. ANDERSON COMPANY, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1967 AND KNOWN AS TRUST NUMBER 51073 TO SCHAUMBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP DATED JULY 22, 1970 AND RECORDED JULY 23, 1970 AS DOCUMENT 21218271 AND DECLARATION RECORDED JULY 23, 1970 AS DOCUMENT 21218272 AS MODIFIED AND AMENDED BY INSTRUMENT DATED NOVEMBER 9, 1970 AND RECORDED NOVEMBER 10, 1970 AS DOCUMENT 21314070 AND CONFIRMED BY GRANT RECORDED NOVEMBER 10, 1970 AS DOCUMENT 21314484 AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 23, 1970 AS DOCUMENT 21324390 FOR ROADWAY OVER THE LAND DESCRIBED THEREIN.

P.I.N. 07-01-200-060 & 07-12-200-006

Common Address: 1919 Prairie Square, Unit 210, Schaumburg, Illinois 60173