

83611895/2611370
SPECIAL WARRANTY DEED



Doc#: 0634801027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2006 07:27 AM Pg: 1 of 3

THIS INDENTURE, made this 11th day of December, 2006, between RSD PALATINE, LLC, an Illinois 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 ("Grantor"), and Kristi A. Dutler, an INDIVIDUAL ("Grantee"), whose address is 77 N. QUENTIN #405
PALATINE, IL 60067

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, commonly known as Unit Nos. 405 and P51, 77 N. Quentin Road, Palatine, Illinois.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit A attached hereto.

Grantor also hereby grants to the Grantee, it successors and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as described on Exhibit A, 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.

This 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.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Scott A. Weisenberg, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD PALATINE, LLC, an Illinois limited liability company
By: RED SEAL DEVELOPMENT CORP., an Illinois corporation,
its sole manager

By:
Scott A. Weisenberg, General Counsel

BOX 333-CT

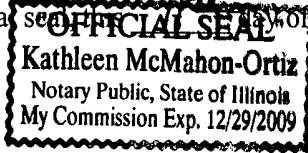
3 PG
C.F.

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD PALATINE, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 15th day of December, 2006.

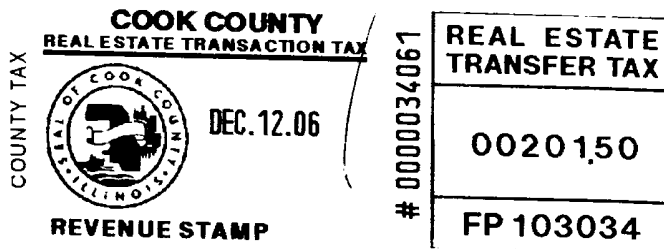
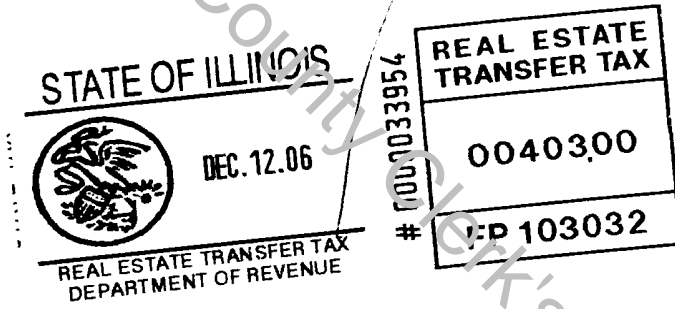


Kathleen McMahon-Ortiz

Notary Public

SEND RECORDED DEED TO:
Michael Samuels, Esq.
Law Offices of Michael Samuels
720 Osterman Ave., Ste. 301
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:
Kristi A. Dutler
77 N. Quentin Road, Unit #405
Palatine, Illinois, IL 60067



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EXHIBIT A

Parcel 1:

UNIT NUMBERS 405 and P51 in the 27 Quentin Road Condominium as delineated on a survey of the following described tract of Land:

The North 300 feet of the South 765.15 feet of the West 239.24 feet (except the West 50 feet taken for roadway) and (except the East 60 feet thereof) of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 27 Quentin Road Condominium Association recorded as Document Number 0634115022; together with its undivided percentage interest in the Common Elements in Cook County, Illinois

Parcel 2:

The Exclusive Right to the use of Storage Locker **S47**, as Limited Common Element(s) as set forth in the Declaration of Condominium and Survey attached hereto, recorded as Document Number 0634115022.

STREET ADDRESS: 77 N. Quentin Road, Unit #405, Palatine, Illinois 60067

P.I.N.: 02-15-302-007-0000

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) TERMS, CONDITIONS AND RESTRICTION OF ORDINANCE NO. 0-6-05 OF THE VILLAGE OF PALATINE RECORDED MARCH 3, 2005 AS DOCUMENT NO. 0506249195, WHICH AMENDS ORDINANCE 0-154-04 RECORDED JULY 30, 2004 AS DOCUMENT NUMBER 0421249237; (4) TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN THE DISCLOSURE DECLARATION DATED APRIL 27, 2005 AND RECORDED JULY 21, 2005 AS DOCUMENT NUMBER 0520218135; (5) EASEMENT IN FAVOR OF RSD PALATINE, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF SANITARY SEWER PURPOSES RECORDED/FILED JULY 21, 2005 AS DOCUMENT NO 0520218136, AND THE TERMS AND PROVISIONS CONTAINED THEREIN; (6) EASEMENT IN FAVOR OF COMCAST OF ILLINOIS VI, LLC, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CERAIN BROADBAND COMMUNICATIONS SERVICES TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT OF EASEMENT DATED DECEMBER 23, 2005 AND RECORDED FEBRUARY 28, 2006 AS DOCUMENT NUMBER 0605931087; (7) (A)TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 12/7/06 AS DOCUMENT NUMBER 0634115022AS AMENDED FROM TIME TO TIME (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.