

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of February, 2007, between 21 KRISTIN DEVELOPERS 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

R. SUSAN FRAPPIER, SANDEA HENDERSHOT AND WILLIAM DAVIES of 146 S. Bothwell Street, Palatine, Illinois, party of the second part, as joint tenants

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to 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:

- PARCEL 1:** UNIT NUMBER 205 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055;
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 26, 2007 AND RECORDED AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.
- PARCEL 2:** THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-322, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

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 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) encroachments (provided such do not materially adversely affect the intended use of the Unit); (6) covenants, conditions,



Doc#: 0705333182 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/22/2007 01:53 PM Pg: 1 of 2

1 OF 3
DA JOHNSON / MATULA
DA 8908614
CTC #

UNOFFICIAL COPY

restrictions, easements, permits and agreements on record, including the Declaration, as amended from time to time; (7) the Condominium Property Act of Illinois (the "Act"); (8) the Village of Schaumburg's Condominium Ordinance; (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) existing leases and tenancies or subleases, if any, with respect to the Dwelling Unit; (11) installments due after closing for assessments levied pursuant to the Declaration; and (12) leases of or licenses with respect to portions of the Common Elements, if any.

Permanent Real Estate Index Numbers: 07-10-101-027-0000; 07-10-101-028-0000 (affects Lot 2 and other property); and 07-10-101-029-0000

Address of Real Estate: 21 Kristin Drive, Unit 205, Schaumburg, Illinois 60195

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

21 KRISTIN DEVELOPERS LLC,
an Illinois limited liability company

By: _____

Name: Christopher Feurer
Its: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, the Manager of 21 Kristin Developers LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of February, 2009
ALLISON M. FENCL
Notary Public, State of Illinois
My Commission Expires 06/20/2009

Notary Public

After Recording Mail To:
Gary Lundeen, Esq.
806 Nerge Road
Roselle, IL 60172

Send Subsequent Tax Bills To:
Susan Frappier, Sandra Hendershot and William Davies
146 S. Bothwell Street
Palatine, IL 60067

#06597

This instrument was prepared by:
Steven L. DeGraff
Much Shelist Freed Denenberg
Ament & Rubenstein, P.C.
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

2-15-07
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
10451 \$ 127.⁰⁰

STATE OF ILLINOIS
STATE TAX
FEB. 21. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000006995
00126.50
FP 103024

COOK COUNTY
COUNTY TAX
FEB. 21. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000005023
00063.25
FP 103022