

UNOFFICIAL COPY



Doc#: 0707234123 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2007 02:22 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS DEED is made this 5th day of March, 2007, between ALLSTATE INSURANCE COMPANY, an Illinois Insurance Company, as Grantor and LYNWOOD GLENVIEW, LLC, an Illinois limited liability company, as Grantee,

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the real property and premises described in Exhibit "A" attached hereto and made a part hereof by reference, located in the County of Cook, State of Illinois.

Grantor, for the consideration and subject to the Permitted Exceptions set forth on EXHIBIT "B" attached hereto and incorporated herein has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey to Grantee the Property (as herein defined in Exhibit "A"), together with all easements, rights, privileges, remainders, reversions and appurtenances thereto belonging or in any wise appertaining thereto and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in the streets, alleys, and rights-of-ways adjacent thereto and in the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired, to have and to hold the Property to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Permitted Exceptions. When the context requires singular nouns and pronouns include the plural.

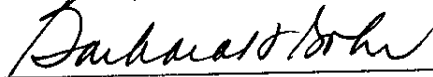
PERMANENT INDEX NO. 04-30-202-008

Address of real estate: NEC Sanders and Greenleaf, Northbrook, Illinois

IN WITNESS WHEREOF, Grantor has caused these presents to be signed at Northbrook, Illinois, the day and year first above written.

GRANTOR:

ALLSTATE INSURANCE COMPANY, an Illinois insurance company

By: 

BARBARA H. GOHR, Assistant Vice President

BARBARA H. GOHR

JCS-23700 Assistant Vice President

First American Title Order #

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DECL 10/1 07/07

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN CHAPMAN BROS' SUBDIVISION OF THAT PART LYING EAST OF THE CENTER LINE OF SANDERS ROAD OF THE SOUTH 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER 1435557.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COOK COUNTY
ILLINOIS

MAR. 13.07

REVENUE STAMP

7770200000 #

REAL ESTATE TRANSFER TAX
00150.00
FP 103042

STATE OF ILLINOIS

STATE TAX

MAR. 13.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

4639000000 #

REAL ESTATE TRANSFER TAX
00300.00
FP 103037

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EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. General real estate taxes for the years 2006 and subsequent years.
2. Building line of 35 feet on the South and West lines of the land as shown on the plat of subdivision
3. Easements for public utilities and drainage over, upon and under the East 10 feet of the land as shown on the plat of subdivision.
4. Protective Covenants as to use, type, size, etc. of buildings to be erected as shown on the plat of subdivision.
5. Matters as disclosed by survey by Landmark Engineering Corporation dated January 29, 2007, Survey No. 06-06-065-R:
 - a) Encroachment of wood deck located mainly on the land east and adjoining onto the insured land;
and,
 - b) unrecorded easement for electrical power as disclosed by overhead transmission lines and power poles, which are outside the recorded utility easement area, as shown on the survey.