

UNOFFICIAL COPY



Doc#: 0707947057 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2007 11:13 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (ILLINOIS)

4378346 (1/3)
GIT

3-14
GIT

THIS INDENTURE, made this 16th day of January, 2007, between Pebblewood Midwest Partners LLC an Illinois limited liability company, party of the first part, and Sri Kumar Pillai, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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 party of the second part, his heirs and assigns, FOREVER.

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, his 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record, including but not limited the restrictions set forth in that certain Warranty Deed recorded as document number 19480740, that certain Declaration of Easements and Covenants recorded as document number 20854335, that certain Document recorded as document 98188755, and the Declaration of Covenants, Conditions, Restrictions and Easements; (v) party wall rights and agreements; (vi) encroachments; (vii) the Declaration of Condominium Ownership for Pebblewood Terrace Condominium (the "Declaration"), as amended from time to time; (viii) the Municipal Code of the Village of Hanover Park; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property, and any existing lease and tenancy of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; (xv) acts done or suffered by grantees, including without limitation, grantee's mortgage; provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach; (xvi) the real estate herein shall not be used for an automobile service station; and (xvii) Grantee is prohibited from selling the real estate conveyed herein for a period of eighteen (18) months from the date hereof. If Grantee refinances or sells the real estate herein conveyed within the aforesaid eighteen (18) months, Grantor, at Grantor's sole election, shall be entitled to pursue either injunctive or monetary relief against Grantee, unless Grantor earlier waives such prohibition in writing.

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PINS: 06-36-313-026-0000, 06-36-313-027-0000, 06-36-313-028-0000, 06-36-313-029-0000,
06-36-313-030-0000, 06-36-313-031-0000, 06-36-313-032-0000, 06-36-313-033-0000, 06-36-313-034-
0000, 06-36-313-035-0000, 06-36-313-036-0000, 06-36-313-037-0000

ADDRESS OF PREMISES: 2230 Breezewood Terrace, Unit #2230-05 Hanover Park, Illinois, 60133

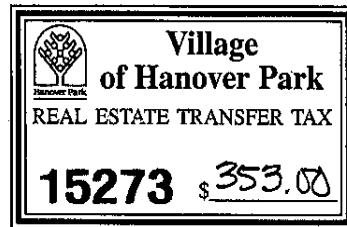
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its manager, the day and year first above written.

Pebblewood Midwest Partners LLC,
an Illinois limited liability company

By: Kargil Pebblewood LLC,
an Illinois limited liability company, its sole member

By: Kargil PC LLC
an Illinois limited liability company, its Manager

By: [Signature]
Jerry Karlik, Member

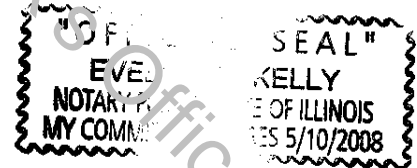


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jerry Karlik, Member of Kargil PC LLC, an Illinois limited liability company, the Manager of Kargil Pebblewood LLC, an Illinois limited liability company, the Member of Pebblewood Midwest Partners LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of January, 2007

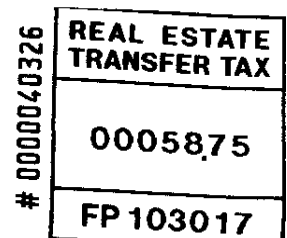
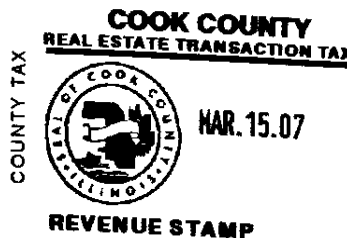
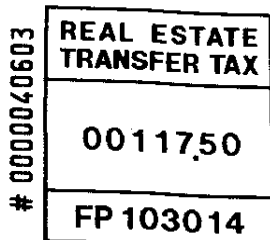
Notary Public: [Signature]
My commission expires: _____



INSTRUMENT PREPARED BY:
Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

MAIL RECORDED DEED TO:
John T. Clery, Esq.
The Law Offices of John T. Clery, P.C.
1111 Plaza Drive, Suite 580
Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO:
Sri Kumar Pillai
1412 West George Street
Chicago, Illinois 60657



UNOFFICIAL COPY**EXHIBIT "A"**

PARCEL 1: UNIT 2230-05 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702906027 IN LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENTS PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OF OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1969 AS DOCUMENT 20781253, IN COOK COUNTY, ILLINOIS.

Common Address: 2230 Breezewood Terrace, Unit #2230-05, Hanover Park, Illinois 60133

PIN: 06-36-313-026-0000 (Affects Lot 1)
 PIN: 06-36-313-027-0000 (Affects Lot 2)
 PIN: 06-36-313-028-0000 (Affects Lot 3)
 PIN: 06-36-313-029-0000 (Affects Lot 4)
 PIN: 06-36-313-030-0000 (Affects Lot 5)
 PIN: 06-36-313-031-0000 (Affects Lot 6)
 PIN: 06-36-313-032-0000 (Affects Lot 7)
 PIN: 06-36-313-033-0000 (Affects Lot 8)
 PIN: 06-36-313-034-0000 (Affects Lot 9)
 PIN: 06-36-313-035-0000 (Affects Lot 10)
 PIN: 06-36-313-036-0000 (Affects Lot 11)
 PIN: 06-36-313-037-0000 (Affects Lot 12)

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 FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.