

UNOFFICIAL COPY



07123330640

SPECIAL WARRANTY DEED

Doc#: 0712333064 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/03/2007 08:41 AM Pg: 1 of: 4

THIS INDENTURE, made as of this 27th day of April, 2007 between DOVER PARK, INC., an Illinois corporation ("Grantor"), and ANDREW STAMOS, whose address is: ~~1241~~²⁵⁴¹ Birch Street, Park Ridge, Illinois 60068 ("Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Directors of Grantor, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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 the 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 the Grantee, Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and Grantee's 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: real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; and acts of Grantee.


Grantor also hereby grants to the Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

8340650 JP 10f2

30

BOX 303-071

STATE OF ILLINOIS



APR. 30. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


0000038553

0010950

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 30. 07

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0000038653

0005475

FP 103034

UNOFFICIAL COPY

SS

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
32025 APR 19 2017
\$ 300.00

SS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

This deed is subject to all rights, easements, covenants, 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 caused its name to be signed to these presents by its President, the day and year first above written.

DOVER PARK, INC.,
an Illinois corporation

By: [Signature]
Michael A. Tobin,
its president

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that Michael Tobin, as president of Dover Park, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of April, 2007

[Signature]
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

ANDREW SIMOS.
1485 CLAYTON CLIFFS # 1E.
MT. PROSPECT IL 60056

This instrument was prepared by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 3150
180 N. LaSalle Street
Chicago, IL 60601

Upon recordation return to:
STRAUSS & WATCHOWICZ.
115 S. EMERSON ST.
MT. PROSPECT, IL 60056

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

1485-1E

PARCEL 1: UNIT^s _____ IN DOVER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534136, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 5, 2004 AS DOCUMENT NUMBER 0433802403.

PIN: 08-15-400-024-0000 (pre-conversion)

Cook County Clerk's Office