

UNOFFICIAL COPY

The Talon Group # 1603030
of 1



Doc#: 0713111131 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2007 12:49 PM Pg: 1 of 5

Special Warranty Deed

THE GRANTOR, MALLINCKRODT RESIDENCES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said corporation, **CONVEY(S) and WARRANT(S) to Margaret Grothe,**
(GRANTEE'S ADDRESS) 242 Thelin Court, Wilmette, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (a) general real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvement during the year of this Deed; (b) easements, covenants, restrictions, agreements, conditions and building lines of records and party wall rights which do not interfere with the use of the Purchased Unit for residential purposes; (c) the Illinois Condominium Act; (d) the Plat; (e) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) roads and highways, if any; (h) unrecorded public utility easements, if any; (i) Grantee's mortgage, if any; (j) plats of dedication and covenants thereon; and (k) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser and; in addition the Grantee acknowledges that the property hereby being conveyed or owned by the Grantee is adjacent to property owned, managed and operated by the Wilmette Park District for public park and recreation purposes including active and passive uses, as permitted under Illinois law with concomitant noise and light emissions, and the Grantee is taking and holding title to the Unit with full knowledge of such public use and their possible effects on adjacent properties.

GRANTOR Also hereby grants to the grantee, its 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.


Permanent Real Estate Index Number(s): 05-28-309-019-0000 & 05-28-309-020-0000
Address(es) of Real Estate: Mallinckrodt in the Park, 1041 Ridge Road, Wilmette, Illinois
Unit 306, P-128

[Signature on page 2]

4PP
C.F.


UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 MAY. 10. 07
 REVENUE STAMP

0000041950
 REAL ESTATE
 TRANSFER TAX
 00106.25
 FP 103028

REAL ESTATE
 TRANSFER TAX
 00212.50
 FP 103027
 # 0000041752

STATE TAX
 STATE OF ILLINOIS

 MAY. 10. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 26 day of March 2007.

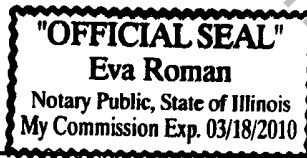
Mallinckrodt Residences, LLC, an Illinois Limited Liability Company

By 
Jeffrey Pickus, Manager

STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mallinckrodt Residences, LLC by Jeffrey Pickus, its Manager, personally known to me to be the Manager of **Mallinckrodt Residences, LLC**, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Mallinckrodt Residences, LLC by Jeffrey Pickus, its Manager, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Manager of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of March, 2007




Notary Public

Prepared By: David S. Dordek
8424 Skokie Boulevard
Skokie, Illinois 60077

Mail To:
Phillip A. Couri
Couri & Couri
552 Lincoln Ave.
Winnetka, Illinois 60093

Name & Address of Taxpayer:
Margaret Grothe
1041 Ridge Rd., Unit 306
Wilmette, IL 60091

Village of Wilmette \$300.00
Real Estate Transfer Tax

300 - 3532

APR 19 2007
Issue Date

Village of Wilmette \$300.00
Real Estate Transfer Tax

300 - 3533

APR 19 2007
Issue Date

Village of Wilmette \$30.00
Real Estate Transfer Tax

Thirty - 549

APR 19 2007
Issue Date

Village of Wilmette \$9.00
Real Estate Transfer Tax

Nine - 369

APR 19 2007
Issue Date

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

UNIT **306** AND PARKING SPACE UNIT **P-128** IN MALLINCKRODT IN THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN MALLINCKRODT PARK SUBDIVISION, A 3 DIMENSIONAL SUBDIVISION OF PART OF LOTS 5, 6, 7, 8, AND 9 OF C. LAUERMAN'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2004 AS DOCUMENT NO. 0433634173.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE ROADWAY AND ASSOCIATED IMPROVEMENTS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419065 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (ACCESS EASEMENT) FOR INGRESS AND EGRESS; (B) A NON-EXCLUSIVE EASEMENT (SERVICE ROAD EASEMENT) FOR INGRESS AND EGRESS; (C) AN EXCLUSIVE EASEMENT (ROADWAY SUPPORT EASEMENT) FOR CONSTRUCTION OF STRUCTURAL SUPPORTS FOR THE RAMP, ETC. ; AND (D) A NON-EXCLUSIVE EASEMENT (ASSOCIATED IMPROVEMENTS EASEMENT) FOR CONSTRUCTION OF A PORTION OF STRUCTURAL WALLS OF UNDERGROUND GARAGE, ETC.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE SIDEWALK EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419066 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE UTILITY EASEMENTS AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419067 IN REFERENCE TO NON-EXCLUSIVE EASEMENTS (EASEMENT FOR EXISTING FIBER OPTIC AND UTILITY EASEMENT AS SHOWN ON EXHIBITS C AND D, RESPECTIVELY, OF THE AGREEMENT) FOR CONSTRUCTING, ETC. UNDERGROUND UTILITY SERVICES.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419069, AND AMENDED BY PARTIAL VACATION OF STORM SEWER AND SANITARY SEWER EASEMENT AND AMENDMENT AND MODIFICATION OF STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530003109 AND ALSO BY AMENDMENT TO STORM SEWER AND SANITARY SEWER

UNOFFICIAL COPY

EASEMENT AGREEMENT RECORDED MAY 10, 2006 AS DOCUMENT 0613017073 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (STORM SEWER EASEMENT) FOR CONSTRUCTING, ETC. A LIFT STATION FOR STORM WATER REMOVAL AND (B) A NON-EXCLUSIVE EASEMENT (SANITARY SEWER EASEMENT) FOR CONSTRUCTING, ETC. SANITARY SEWER PIPE.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CONDOMINIUM ACCESS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419070 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE EXTERIOR MAINTENANCE EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419071 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR REPAIRING AND MAINTAINING THE EXTERIOR PORTION OF THE CONDOMINIUM BUILDING.

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE LANDSCAPE EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419072 AND AMENDED BY AMENDMENT TO UTILITIES EASEMENTS AGREEMENT RECORDED MAY 10, 2006 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR PLANTING, MAINTAINING, ETC. LANDSCAPE PLANTINGS AND FEATURES.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE TUNNEL EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419073, AND AMENDED BY AMENDMENT TO TUNNEL EASEMENT AGREEMENT RECORDED OCTOBER 27, 2005 AS DOCUMENT 0530003108 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, MAINTAINING, ETC. AN UNDERGROUND PEDESTRIAN TUNNEL.

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE MECHANICAL EQUIPMENT EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419074 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, INSTALLING, ETC. CERTAIN MECHANICAL EQUIPMENT.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708615125, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.