

The Talon Group # 1604857
1 of 3 *JJ*



Doc#: 0714211079 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2007 11:20 AM 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 Jane K. Green,

(GRANTEE'S ADDRESS) 1927 Tanglewood., #4B, Glenview, 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.

This conveyance is subject to the terms and conditions of that certain Senior Citizen/Affordable Housing Agreement dated December 26, 2004 between Mallinckrodt Residences LLC and The Village of Wilmette, as the same may be amended from time to time, pertaining to income limitations on future purchasers and selling price limitations. The maximum sales price to be paid for Units that have been designated as Affordable Units shall be the purchase price paid by the selling party increased by an amount equal to 3% of said purchase price per year non-compounded. By way of example, if seller paid \$200,000 for her unit and desires to sell it after five years, the maximum sales price shall be \$230,000 (\$200,000+(200,000 x 3% x 5 yrs)). In the event of a resale of an Affordable Unit subsequent to the initial sale of the Affordable Unit, if after a period of 120 days the seller is unable to procure a purchase agreement with a person meeting the Income Qualifications, then said Income Qualifications shall be deemed waived as to this sale only; however the sales price constraints on the Affordable Unit remain in effect and seller shall have the right to enter into

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a purchase agreement with any Senior Citizen meeting the age and owner occupancy requirements subject to the same deed restrictions as to future sales.”

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 103, P-n/a

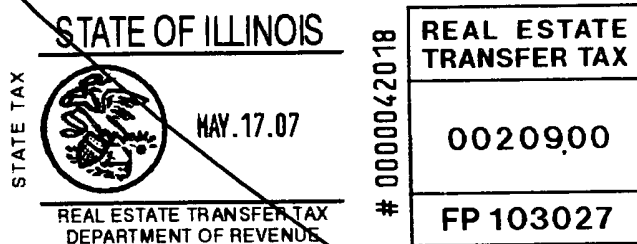
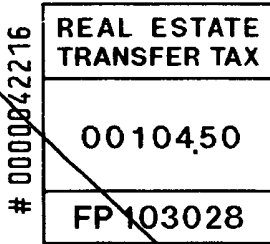
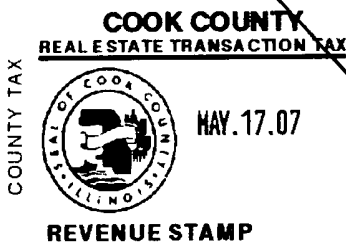
[Signature on next page]

Village of Wilmette Real Estate Transfer Tax \$300.00
 300 - 3539 Issue Date **MAY 8 - 2007**

Village of Wilmette Real Estate Transfer Tax \$7.00
 Seven - 404 Issue Date **MAY 8 - 2007**

Village of Wilmette Real Estate Transfer Tax \$300.00
 300 - 3538 Issue Date **MAY 8 - 2007**

Village of Wilmette Real Estate Transfer Tax \$20.00
 Twenty - 371 Issue Date **MAY 8 - 2007**



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EXHIBIT A LEGAL DESCRIPTION

UNIT **103** AND PARKING SPACE UNIT **P-n/a** 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

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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.