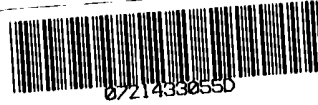


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83739575 / 2705186080
SPECIAL WARRANTY DEED 82

THIS INDENTURE, made this 26th day of July, 2007, between **RSD RIVER ROAD, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and **Inna Ortenberg**, an INDIVIDUAL ("Grantee"), whose address is 101 E. Lillian Rd., #2A, Arlington Heights, IL 60004



Doc#: 0721433055 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/02/2007 08:47 AM Pg: 1 of 3

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does

REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **107 Creekbend Ct., Mt. Prospect (Unincorporated Cook County), Illinois**.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

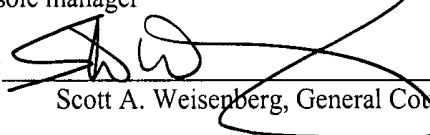
TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Scott A. Weisenberg, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD RIVER ROAD, LLC, an Illinois limited liability company
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
its sole manager

By: 
Scott A. Weisenberg, General Counsel

BOX 333-CTCT

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD RIVER ROAD, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26th day of July, 2007.

Kathleen McMahon-Ortiz
"OFFICIAL SEAL" Notary Public
Kathleen McMahon-Ortiz
Notary Public, State of Illinois
My Commission Exp. 12/29/2009

SEND RECORDED DEED TO:
George A. Chepov, Esq.
Chepov & Scott, LLC
5440 N. Cumberland Ave., Suite 150
Chicago, IL 60656

SEND SUBSEQUENT TAX BILLS TO:
Inna Ortenberg
107 Creekbend Ct.
Mt. Prospect, Illinois, IL 60056

STATE OF ILLINOIS
JUL. 31. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0044450
FP 103032
0000042109

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 31. 07
COUNTY TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0022225
FP 103034
0000042210

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

Lot 19 in the Final Planned Unit Development of Hamilton Riverwalk Townhomes, being a Resubdivision in the North Half of Section 36, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded December 28, 2005 as document Number 0536227009, in Cook County, Illinois.

PARCEL 2:

Easement for Ingress and Egress for the Benefit of Parcel 1 over Lot 44 as Created by the Final Planned Unit Development Plat of Hamilton Riverwalk Townhomes Declaration Recorded March 29, 2006 as Document 0608845013.

STREET ADDRESS: 107 Creekbend Ct., Unincorporated Cook County, Illinois 60056

P.I.N.: 03-36-204-073-0000

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS MADE BY RSD RIVER ROAD, LLC RECORDED MARCH 29, 2006 AS DOCUMENT 0608845013 AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HAMILTON RIVERWALK TOWNHOMES; (4) TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS CONTAINED OR AS CREATED BY THE FINAL PLANNED UNIT DEVELOPMENT PLAT OF HAMILTON RIVERWALK TOWNHOMES RECORDED AS DOCUMENT NO. 0536227009; (5) ~~EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES;~~ (6) PROVISIONS CONTAINED IN THE DISCLOSURE DECLARATION DATED MARCH 27, 2007 AND RECORDED APRIL 4, 2007 AS DOCUMENT NO. 0709433113 MADE BY RSD RIVER ROAD, LLC, (DEVELOPER).