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SPECIAL WARRANTY DEED

Doc#: 0733442127 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2007 01:28 PM Pg: 1 of 4

10f5 CT 83881520SK

THIS SPECIAL WARRANTY DEED, made as of the 31st day of October, 2007, by CG TEA, LLC, an Illinois limited liability company, hereinafter known as "Grantor", and Edward M. Steres, an unmarried man, and Michele Katz, an unmarried woman, as joint tenants, hereinafter known as "Grantee", WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY and WARRANTY unto the Grantee, and to its successors and assigns, FOREVER, all 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 MADE A PART OF HEREOF.

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, its successors and assigns forever.

Above Space for Recorder's Use Only

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 and except for those matters listed on EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 03-17-101-028-0000

Address of real estate: 2630 North Pine Avenue, Arlington Heights, Illinois 60004

[Signature Page To Follow]

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D

STATE OF ILLINOIS



NOV. 28.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0068250
FP 103032

0000845519

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 28.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0034125
FP 103034

0000045626

BOX 333-CT

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EXHIBIT A

LEGAL DESCRIPTION

LOT 8 IN ASTORIA PLACE OF ARLINGTON HEIGHTS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JANUARY 15, 2003 AS DOCUMENT NUMBER 0030070947 IN COOK COUNTY, ILLINOIS.

PINS: 03-17-101-028-0000

COMMON ADDRESSES: 2670 North Pine, Arlington Heights, Illinois 60004

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EXHIBIT B

PERMITTED EXCEPTIONS

The conveyance is made subject to the following "Permitted Exceptions":

(i) general real estate taxes not yet due and payable; (ii) covenants, conditions and restrictions of record, building lines and easements if any so long as they do not interfere with the current use and enjoyment of the Real Estate (as defined in the contract between seller and buyer); (iii) easements existing or of record; (iv) zoning and building laws and ordinances and governmental rights; (v) party wall rights, if any; (vi) roads, highways and rights of way; (vii) Buyer's mortgage, if any; (viii) acts done or suffered by Buyer; (ix) special endorsements or taxes for improvements, not yet completed and drainage district or other assessments or installments thereof, not due as of the closing date; and (x) the standard exceptions contained in the Chicago Title commitment number 8383895 with an effective date of August 29, 2007 (collectively referred to as the "Permitted Exceptions").

Specific items under paragraphs (ii) and (iii) above include but are not limited to:

1. Easement in favor of public utilities and drainage, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat of Resubdivision recorded/filed as Document No. 0030070947, described as follows: 5 feet on the North and South and 25 feet on the West side of Lot 8
2. The Plat of Subdivision recorded January 15, 2003 as Document Number 0030070947 includes a Certification by the Surveyor that the land is located in Zone "C" area of minimal flooding by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 170056 0005 B dated March 1, 1984.
3. Building line(s) as shown on the Plat of Subdivision recorded as Document No. 0030070947, affecting the East 25 feet and West 30 feet of Lot 8.
4. Building line over the West 30 feet of underlying Lots 7 and 12 (affects Lots 4 and 8 in Astoria Place) in Harry J. Eckhardt's Arlington Acres Subdivision recorded as Document 13525264.
5. Easement for public utilities and the easement provisions and grantees asset with o the plat of subdivision, over the following: over the east 10 feet of Lots 7 to 12 in Harry J. Eckhardt's Arlington Acres (affects East 10 feet of Lots 4 and 8 in Astoria Place of Arlington Heights Subdivision)
6. Terms and provisions contained in resolution recorded May 19, 1994 as Document Number 94449080 accepting a grant of easement for public sidewalk.
7. Terms and provisions contained in ordinance recorded September 27, 2002 as Document Number 0021061860 amending the zoning ordinance.
8. Covenants and restrictions contained in deed recorded April 23, 1947 as Document 14041219 providing that new dwelling shall contained not less than 720 square feet.