

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 0807049087 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2008 01:35 PM Pg: 1 of 4

MAIL TO:

Gillian Nagler
Lavelle Law, Ltd.
501 W. Colfax
Palatine, IL 60067

NAME AND ADDRESS OF TAXPAYER:

Michael McNulty
50 N. Plum Grove Road, Unit 603E
Palatine, IL 60067

RECORDER'S STAMP

THIS AGREEMENT, made this 16th day of January, 2008, between Hummel Development Group LLC, a 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"), party of the first part, and Michael McNulty, with an address of 50 N. Plum Grove Road, Unit 603E, Palatine, Illinois ("Grantee"), as party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration in hand, paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their successors and assigns, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

See Attached Exhibit A

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For Providence Of Palatine Condominium Association, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

Together with all and singular and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their successors and assigns forever.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, their 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: (a) general real estate taxes not due and payable at the time of Closing; (b) the Illinois Condominium Property Act (the "Act"); (c) Declaration of Condominium Ownership And Of Easements, Restrictions, Covenants and By-Laws For Providence of Palatine Condominium Association, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) the Redevelopment Agreement recorded as Document Number 0413349005; (f) acts done or suffered by Grantees or anyone claiming by, through, or under Grantees; (g) easements, agreements, conditions, covenants, and restrictions of record, if any; and (h) leases and licenses affecting the Common Elements or Grantees, provided none of the foregoing title exceptions set forth in (d) (e) or (g) prohibit the Unit to be occupied as a residential condominium under the Act.

40 2

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

EASEMENT FOR AN UNDERGROUND PARKING GARAGE ----- LYING WITHIN THE RIGHT OF WAY LINES OF WILSON STREET AND BOTHWELL STREET BETWEEN THE HORIZONTAL PLANES OF 751.00 FEET AND 736.00 FEET (USGS 1929 DATUM) GRANTED BY THE VILLAGE OF PALATINE IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 0608631063,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MARCH 27, 2006 AS DOCUMENT NUMBER 0608631064, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EXCLUSIVE RIGHT TO USE OF PARKING SPACE 123LL, LIMITED COMMON ELEMENT, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608631064 AND IN THE SURVEY ATTACHED THERETO.


Permanent Index Number: 02-15-424-006-0000

THIS TAX NUMBER AFFECTS THIS PROPERTY AND OTHER PROPERTY.

Property Address: 24 W. Station Street, Parking Space 123LL, Palatine, Illinois 60067

STATE TAX

STATE OF ILLINOIS



MAR. 27.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005887

REAL ESTATE TRANSFER TAX
0001250
FP 103043

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 10.08

REVENUE STAMP

0000005783

REAL ESTATE TRANSFER TAX
0000625
FP 103046

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its Member the day and year first above written.

HUMMEL DEVELOPMENT GROUP, LLC,
An Illinois limited liability company

By: Robert L. Hummel
Robert L. Hummel
Its: Manager

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS

) ss:

COUNTY OF COOK

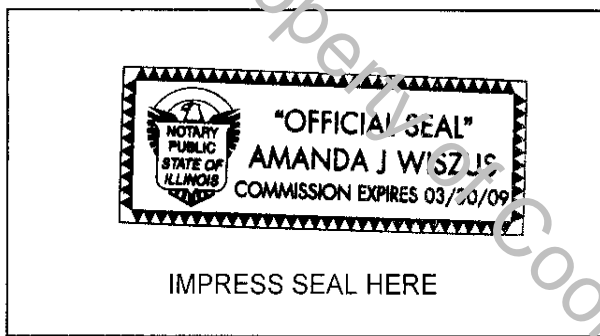
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert L. Hummel, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*

Given under my hand and notarial seal, this 14th day of January, 2008.

[Handwritten Signature]

Notary Public

My commission expires on March 30, 2009



COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Gillian L. Nagler
501 W. Colfax
Palatine, Illinois 60067

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Seller Representative

** This conveyance must contain the name and address of the Grantees for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).