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Doc#: 0816542027 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/13/2008 09:38 AM Pg: 1 of 6

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

07/18/07

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 1st day of May, 2008, between Lexington Crossing L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and Keith Jager and Stewart C. Jager ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, JOINT TENANCY and to Grantee's heirs 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.*

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 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Willow Place Condominium ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

**BOX 333-CT**

SK9

10fz  
07  
843755A708

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 JUN. 10. 08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

296700000 #

REAL ESTATE TRANSFER TAX
00355.00
FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUN. 10. 08  
 COUNTY TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

50169705 #

REAL ESTATE TRANSFER TAX
00177.50
FP 103034

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

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) the Illinois Condominium Property Act;
- (v) terms, provisions and conditions of the Declaration;
- (vi) applicable zoning and building laws and ordinances;
- (vii) roads and highways;
- (viii) unrecorded public utility easements, if any;
- (ix) Grantee's mortgage;
- (x) plats of dedication and covenants thereon;
- (xi) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee;
- (xii) liens and other matters of title over which the title company, is willing to insure without cost to Grantee; and
- (xiii) No Further Remediation Letter recorded in Cook County, Illinois as Document No. 0604519071.

Permanent Real Estate Index Number(s): 03-23-109-005/03-23-203-001/03-23-406-028

Address(es) of real estate: 1874 Potomac Court, Wheeling, Illinois 60090

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LEXINGTON CROSSING L.L.C., a Delaware limited liability company

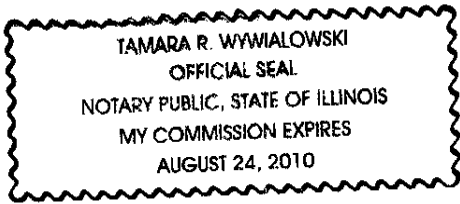
By: Lexington Homes L.L.C., an Illinois limited liability company

[Signature]  
By: \_\_\_\_\_  
Its Vice President of Sales and Marketing

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Vice President of Sales and Marketing of Lexington Homes L.L.C., an Illinois limited liability company, which is the Manager of Lexington Crossing L.L.C., a Delaware limited liability company (the "Company"), personally known 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 and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 9<sup>th</sup> day of May, 2008.



[Signature]  
\_\_\_\_\_  
Notary Public

MAIL TO:

Keith S. Jager & Stewart C. Jager  
1874 Potomac Ct  
Wheaton, IL 60090

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

Keith S. Jager & Stewart C. Jager  
(NAME)  
1874 Potomac Ct.  
(ADDRESS)  
Wheaton, IL 60090  
(CITY, STATE AND ZIP)

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008437554 SK  
STREET ADDRESS: 1874 POTOMAC COURT  
CITY: WHEELING COUNTY: COOK  
TAX NUMBER: 03-23-109-005-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 5-2 IN THE WILLOW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 AND 3 IN WILLOW PLACE SUBDIVISION BEING A RESUBDIVISION IN THE SOUTHEAST 1/4, THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814322018, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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**255 W. Dundee Road  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692**

### **VILLAGE OF WHEELING TRANSFER CERTIFICATE**

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1874 POTOMAC CT has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: *Carol Tress*  
 Name: Carol Tress  
 Title: Utility Billing and Revenue Collection Coordinator  
 Date: 5/22/2008