

UNOFFICIAL COPY



Doc#: 0816935030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2008 08:12 AM Pg: 1 of 4

AFTER RECORDING
MAIL TO:

Patrick Cimaglia
195 N. Harbor Dr 3602
Chicago IL
60601

ABOVE SPACE FOR RECORDER'S USE ONLY

05/18/07 Form II

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 12th day of June, 2008, between Renaissance Residential of Countryside, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and PATRICK CIMAGLIA, ("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, 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:

PARCEL 1: UNIT 1145-108 IN THE WOODS AT COUNTRYSIDE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 072421-072 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 02-09-202-008-0000 02-09-402-097-0000
02-09-402-098-0000 02-09-402-031-0000

Address(es) of real estate: 1145 Sterling Avenue, #108, Palatine, IL 60067

BOX 333-CT

2 of 2

CR 1885-13-5881 330


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Property of Cook County Clerk

STATE OF ILLINOIS

JUN. 13.08



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000049738

REAL ESTATE TRANSFER TAX
00173.50
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 13.08



REVENUE STAMP

COOK COUNTY TAX

0000049822

REAL ESTATE TRANSFER TAX
00085.75
FP 103034

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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 subject unit described herein, the rights and easements for the benefit of said unit set forth in the 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. 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.

The tenant of the unit, if any, as of the date on which notice of intent to convert was given to all tenants (as provided for in the Illinois Condominium Property Act), has waived or has failed to exercise the right of first refusal, had no right of first refusal, or is the Grantee.

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:

SEE EXHIBIT A

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

RENAISSANCE RESIDENTIAL OF COUNTRYSIDE, LLC, an
Illinois limited liability company

By: Countryside Real Estate Development LLC,
an Illinois limited liability company
Its Manager

By: Vincent Manglardi
Its Manager

