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CTF 8450001

WARRANTY DEED
STATUATORY, ILLINOIS
(Corporation to Individual)
THE GRANTOR,
Smith Street Development, LLC,
an Illinois limited liability company
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid, and pursuant
To authority given by the
Members of said Company,
CONVEYS and WARRANTS to

Doc#: 0825626141 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 10:44 AM Pg: 1 of 5

MICHAEL COX and BARBARA COX, ^{husband and wife} not as Tenants in Common, not as Joint Tenancy, but as
TENANTS BY THE ENTIRETY.

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the
State of Illinois not as Tenants in Common, not as Tenants in Common, not as Joint Tenancy, but as
TENANTS BY THE ENTIRETY.

PERMANENT REAL ESTATE INDEX NUMBER: 02-15-401-059-0000

Sc

ADDRESS OF REAL ESTATE: 235 Smith Street
UNIT 403
PALATINE, ILLINOIS 60074

There was no tenant of the above unit to waive any right of first refusal
Grantor also hereby grants to the 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, aforesaid, 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.

This 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.

MAIL TO:

~~MICHAEL COX~~ *Dean Simonini Assoc*
~~BARBARA COX~~ *17 E. Crystal Lake*
~~235 N. SMITH STREET~~ *Ave*
~~UNIT 403~~ *Crystal Lake, IL 60014*
~~PALATINE, ILLINOIS 60074~~

SEND TAX BILLS TO:

MICHAEL COX
BARBARA COX
235 N. SMITH STREET
UNIT 403
PALATINE, ILLINOIS 60074

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202
NILES, IL 60714

BOX 333-CT

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Property of Cook County Clerk

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

000057827 #

REAL ESTATE TRANSFER TAX
 0028900
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 SEP. 10. 08
 COUNTY TAX
 DEPT. OF COOK COUNTY
 ILLINOIS
 REVENUE STAMP

000050000 #

REAL ESTATE TRANSFER TAX
 0014450
 FP 103032

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LEGAL DESCRIPTION

PARCEL 1:

UNIT(S) **403** IN THE METROPOLITAN AT WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND.

LOT 1 IN THE METROPOLITAN, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 21, 2006 AS DOCUMENT NUMBER 0635515136.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE **P19** AND STORAGE SPACES **S19** AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER **0702209071**, AS MAY BE AMENDED FROM TIME TO TIME.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0702209071**; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2008 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE 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 AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS:

235 NORTH SMITH STREET
PALATINE, ILLINOIS 60067

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PERMANENT INDEX NUMBER(S): 02-15-401-059-0000

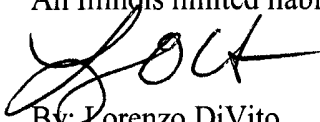
It is understood that each Unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a Unit in the delineation thereof in Exhibit "A". The legal description of each Unit shall consist of the identifying number or symbol of such Unit followed by the legal description of the Property, as shown on Exhibit "A". Except as provided by the Act, no Unit Owner shall, by deed, plat or otherwise, subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on Exhibit "A".

Property of Cook County Clerk's Office

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member or Manager, this 9th day of September, 2008.

SMITH STREET DEVELOPMENT, L.L.C
An Illinois limited liability company

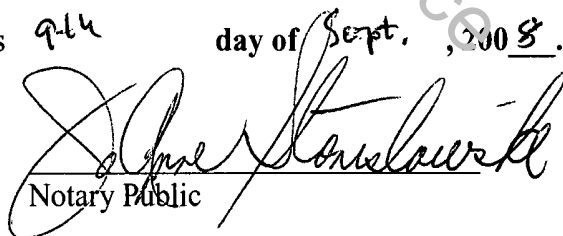


By: Lorenzo DiVito
Manager

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 Lorenzo DiVito is personally known to me to be the Manager of SMITH STREET DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and who appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Members of the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of Sept., 2008.


Notary Public

Commission Expires:

4-25-12

