

UNOFFICIAL COPY

Document Prepared By:

Jay R. Goldberg
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, IL 60603



Doc#: 0900533020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2009 08:44 AM Pg: 1 of 4

Mail Recorded Deed To:

Stotis & Baird Chartered
200 W. Jackson Blvd, #1050
Chicago, IL 60606

Mail Tax Bills To

Foti Chronopoulos, M.D.
10762 W. 167th St.
Orland Park, IL 60467

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 10762, LLC, an Illinois limited liability company, of Mokena, Illinois, ("Grantor") has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **In Vivo Development, LLC, an Illinois limited liability company**, ("Grantee") its successors and assigns, whose address is 10762 W. 167th Street, Unit 1, Orland Park, Illinois 60467 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents, all the following described real estate ("Property") situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Property: 10762 W. 167th Street, Orland Park, Illinois 60467

Permanent Index No.: 27-20-410-007-1015

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit "B" attached hereto.

Box 400-CTCC

4
J

846 0032 DI ROTH DJD

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 29th day of December, 2008.

10762, LLC
an Illinois limited liability company

By: [Signature]
Name: Michael R. Glenn, Jr.
Its: Manager

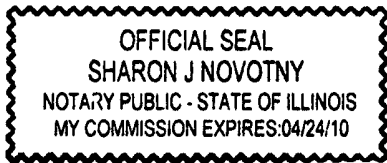
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that Michael R. Glenn, Jr. personally known to me to be a Manager of 10762, LLC, and 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 as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.


Given under my hand and official seal, this 29th day of December, 2008.

Commission expires 4-24-10

[Signature]
NOTARY PUBLIC



STATE OF ILLINOIS


STATE TAX  DEC. 31. 08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000010351

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00830.00 |
| FP 103024 |

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX  DEC. 31. 08

REVENUE STAMP

000008425

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00415.00 |
| FP 103022 |

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NUMBER B-1A IN THE WINTERSET III OFFICE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOT 1 IN WINTERSET OFFICE PARK BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2001 AS DOCUMENT NUMBER 0010799679, AND MOST RECENTLY AMENDED BY 00415944016 TOGETHER WITH UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "B"

Exceptions to Grantor's Warranty of Title

1. Covenants, conditions, easements, restrictions and encumbrances apparent or of record (provided said covenants, conditions, easements, restrictions and encumbrances do not interfere with Buyer's intended use of the Property);
2. All roads and highways;
3. All general taxes not yet payable, all subsequent taxes;
4. All laws, ordinances, codes and regulations;
5. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership Recorded August 29, 2001 as Document No. 0010799679, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act;
6. Terms, provisions and conditions and limitations of the Development Agreement between the Village of Orland Park and Winterset Office Park III, LLC and Raymond G. Digman, a copy of which was recorded May 4, 2001 as Document 0010372771;
7. Ordinance recorded as Document 08183556 annexing the land to the Village of Orland Park and the terms and conditions contained therein;
8. Covenants and restrictions, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 12, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), contained in deed recorded as Document 14534694, relating to the character of buildings to be erected on the South 30 acres of the Southwest 1/4 of the Southeast 1/4 of Section 20 aforesaid.
9. Easement for ingress and egress granted over all areas on the plat designated as ingress and egress easement for the passage of vehicular and pedestrian traffic to obtain access to this site and adjacent sites.