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0021429125

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2002-12-23 10:11:25

Cook County Recorder 28.00

This Instrument was prepared by:
David G. Spak, Attorney at Law
Two Northfield Plaza, Suite 340
Northfield, Illinois 60093



After Recording, Forward to:
Thomas J. Petermann, Esq.
Law Dep't - Amated Industries
205 N. Michigan Ave., 44th Floor
Chicago, Illinois 60601

Doc#: 0906350013 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/04/2009 09:32 AM Pg: 1 of 4

Send Future Tax Bills to:
John Petermann & Tanya Pagliuzza
412 West Wood
Palatine, Illinois 60067

THIS DEED IS BEING RE-RECORDED TO CORRECT
A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION

SPECIAL WARRANTY DEED

THE GRANTOR, GROVES OF PALATINE, LLC, 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, of 1400 South Wolf Road, Building 100, Wheeling, Illinois 60090, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto JOHN P. PETERMANN and TANYA N. PAGLIUZZA, not as tenants in common, but as Joint Tenants with rights of survivorship, of 627 South Ridge Avenue, Arlington Heights, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

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D

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
ADDRESS OF PROPERTY: Unit 18, Rowhomes at Groves of Palatine Condominium, 412 West Wood, Palatine, Illinois 60067

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws for Rowhomes at the Groves of Palatine Condominium Association made the 25th day of September, 2002, and recorded on October 1, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0021076635, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments and unconfirmed special assessments; (c) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record, including that certain Declaration of Covenants, Conditions, Restrictions and Easements for Groves of Palatine Homeowners Association (the "Homeowners Declaration") affecting the entire development of which the Real Estate is a part; (d) the Illinois Condominium Property Act; (e) the plat attached to and made a part of the Declaration; (f) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) unrecorded public and quasi-public utility easements, if any; (i) Grantee's mortgage, if any; (j) plats of dedication and plats of subdivision and covenants thereon; (k) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (l) liens and other matters of title over which Grantor's title insurer is willing to insure without cost to Grantee, (m) encroachments, if any; and (n) installments due after the date of this deed for assessments established under the Declaration and the Homeowners Declaration. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.

BOOK 233-571

8070388 NB 1 of 2

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 22nd day of November, 2002.

GROVES OF PALATINE, LLC, an Illinois limited liability company

By: *[Signature]*
Its: Manager/Authorized Signatory

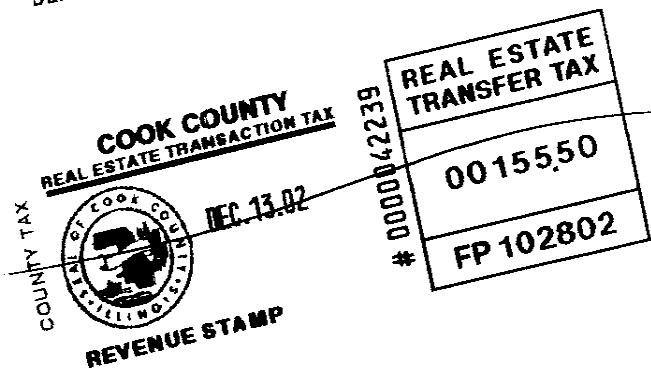
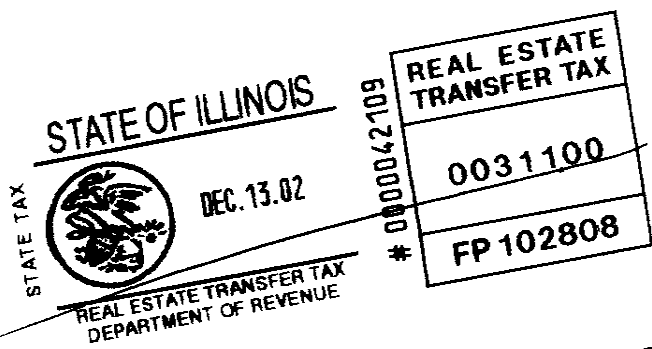
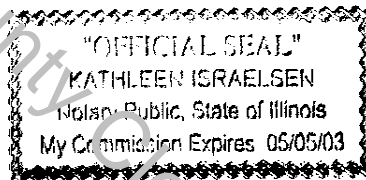
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that *Mark Baumgartner* as *Manager* of Groves of Palatine, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such *Manager*, appeared before me this day in person and acknowledged that *he* signed and delivered the said instrument as *his* own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 22nd day of November, 2002.

[Signature]
NOTARY PUBLIC

Commission Expires: _____



21429125

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008070388 SK
STREET ADDRESS: 412 W. WOOD UNIT 18
CITY: PALATINE **COUNTY:** COOK
TAX NUMBER: 02-15-301-007-0000

LEGAL DESCRIPTION:

PARCEL 1:

ROWHOMES AT THE
 UNIT 18 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 2002 AS DOCUMENT NUMBER 0021076635, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2002 AS DOCUMENT NUMBER 0021076634, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

21429125

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

Dated: 2-26-, 2009

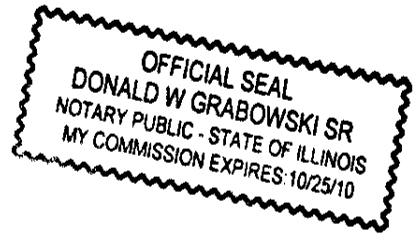
Signature *Linda Zdebinski*
Grantor/Agent

Subscribed and sworn to before me

by the said *Linda Zdebinski*

this 26 day of FEBRUARY 2009

Donald W. Grabowski Sr. (Seal)
Notary Public



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business to acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2-26, 2009

Signature *Linda Zdebinski*
Grantee/Agent

Subscribed and sworn to before me

by the said *Linda Zdebinski*

this 26th day of February 2009

Donald W. Grabowski Sr. (Seal)
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)