

# UNOFFICIAL COPY



Doc#: 0932333062 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2009 09:59 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5<sup>th</sup> day of November, 2009, between **ARBORS OF BARRINGTON, LLC**, 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, party of the first part, and

10F /  
MATEA YORK /  
CATHLEEN A. MIKOSZ of Barrington, Illinois party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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 NUMBER 7-456 IN THE ARBORS AT BARRINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND LANDS IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617210095, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

CTIC /  
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-C4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617210095 .

### **THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.**

CA 2907630 /  
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 set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 same, by through or under it, subject to: (a) general real estate taxes not due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any, provided that the title insurer is willing to issue its endorsement over said encroachments; (e) Acts done or suffered by purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; (g) Declaration of Condominium Ownership and all amendments thereto, if any; and (h) Acts done or suffered by Purchaser.

Box 400-CTCC

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Permanent Real Estate Index Numbers: 01-02-202-050-1047  
Address of Real Estate: 456 W. Russell Street, Barrington, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

**ARBORS OF BARRINGTON, LLC,**  
a Delaware limited liability company

By: **Arbors Management Group, LLC,**  
a Delaware limited liability company  
its Managing Member

By: **BJT Investments, LLC**  
a Delaware limited liability company,  
its Managing Member

By: **Bojer Financial, Ltd.**  
an Illinois corporation,  
its Managing Member

By: Tim Lyons  
Name: Tim Lyons  
Its: Treasurer

STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
NOV. 17.09  
# 0000011168

REAL ESTATE TRANSFER TAX
0011500
FP 103024



STATE OF ILLINOIS )  
                          ) 20th  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tim Lyons, the Treasurer of Arbors Management Group, LLC, the Managing Member of Arbors of Barrington, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Treasurer of said limited liability company, 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.

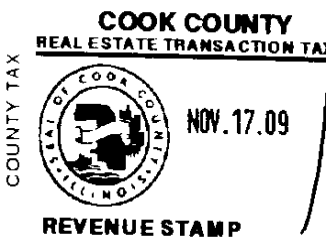
GIVEN under my hand and notarial seal this 5th day of November, 2009

Marla S GIBLICHMAN  
Notary Public

**After Recording Mail To:**  
Thomas O'Donnell  
O'Donnell Law Offices, Ltd.  
1250 S. Grove Avenue, Ste. 300  
Schaumburg, Illinois 60010

**Send Subsequent Tax Bills To:**  
Marion A. Mikosz, Theresa B. Mikosz  
and Cathleen A. Mikosz

**This instrument was prepared by:**  
Steven L. DeGraff  
Much Shelist Denenberg  
Ament & Rubenstein, P.C.  
191 N. Wacker Drive, Suite 1800  
Chicago, Illinois 60606



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REAL ESTATE TRANSFER TAX  
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FP 103022