



Doc#: 1011149040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/21/2010 11:38 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, 205 SOUTH DUNTON, LLC, an Illinois Limited Liability Company, of the City of Arlington Heights, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ALLAN G. BRODIE AND CAROL D. BRODIE, Husband and Wife as Tenants by the Entirety, not as Joint Tenants with right of Survivorship, of 401 E. Rockwell, Arlington Heights, IL GRANTEES, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) current, nondelinquent real estate taxes and real estate taxes for subsequent years; (ii) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (iii) the terms and provisions of the Declaration and any amendments thereto; (iv) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the easement agreements as defined or set forth in the Property Report and any amendments thereto; (v) covenants, conditions and restrictions of record; (vi) applicable zoning and building laws, ordinances and restrictions; (vii) roads and highways, if any; (viii) limitations and conditions imposed by the Act; (ix) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle; (x) installments due after the date of the Closing for assessments established pursuant to the Declaration; (xi) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (xii) matters over which the Title Company (as defined below) is willing to insure; (xiii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (xiv) Purchaser's mortgage, if any; and (xv) leases, licenses and management agreements affecting the Parking Space(s), if any, and/or the Common Elements.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as 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.

FREEDOM TITLE CORP. 6/7/19/68 2/3

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FREEDOM TITLE CORPORATION

2260 HICKS ROAD, SUITE 415, ROLLING MEADOWS, IL. 60008

PHONE (847)797-9200 FAX (847)797-8150

Issuing Agent for

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT SCHEDULE A (CONTINUED)

COMMITMENT NUMBER: 6711968

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 1 IN THE 205 SOUTH DUNTON AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0930618015 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 32, TOWNSHIP 42 NORTH, RANGE 11', EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE TO USE FOR PARKING PURPOSES IN AND TO PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS