

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 34 day of May, 2010, between 21 KRISTIN, 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



Doc#: 1014104070 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2010 09:44 AM Pg: 1 of 2

DAVID PHIPPS, party of the second part, 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 Manager 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 821 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-19, P-145 and P-415, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

**PARCEL 3:** THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 8S-05, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

### THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE 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 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: (1) general real estate taxes not due and payable at the time of Closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under

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Purchaser: (4) streets and highways, if any; (5) encroachments (provided such do not materially adversely affect the intended use of the Unit); (6) covenants, conditions, restrictions, easements, permits and agreements on record, including the Declaration, as amended from time to time; (7) the Condominium Property Act of Illinois (the "Act"); (8) the Village of Schaumburg's Condominium Ordinance; (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) installments due after closing for assessments levied pursuant to the Declaration; and (11) leases of or licenses with respect to portions of the Common Elements, if any.

Permanent Real Estate Index Numbers: 07-10-101-038-1230

Address of Real Estate: 21 Kristin Drive, Unit 821, Schaumburg, Illinois 60195

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.

21 KRISTIN, LLC  
a Delaware limited liability company

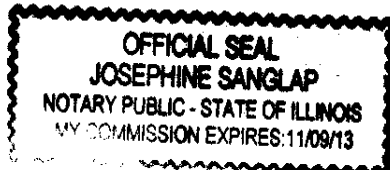
By: 21 Kristin Member, LLC  
a Delaware limited liability company  
its Managing Member

By: [Signature]  
Name: Tim Lyons  
Its: Treasurer

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County of the State aforesaid, DO HEREBY CERTIFY that Tim Lyons the Treasurer of 21 Kristin Member, LLC, the Managing Member of 21 Kristin, 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 13<sup>th</sup> day of May, 2010.



[Signature]  
Notary Public

After Recording Mail To:

Send Subsequent Tax Bills To:

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

