



Doc#: 1016733040 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/16/2010 09:11 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

04/11/07

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 9<sup>th</sup> day of June 2010, between Lexington Des  
Plaines I 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 ("Grantor"),  
and Shawn Stoltz and Nicole Warren ("Grantee"), WITNESSETH, that Grantor, for and in  
consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable  
consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby  
acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the  
Grantee, [Joint Tenancy] and to Grantee's 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:

\*as joint tenants and not as tenants in common

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging,  
or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,  
issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of  
Grantor, either in law or equity, of, in and to the above described premises, with the  
hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above  
described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements  
appurtenant to the above described premises, the rights and easements for the benefit of said  
property set forth in the Declaration for Lexington Park Townhomes ("Declaration"), and  
Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the  
Declaration for the benefit of the remaining property described therein.

CTI 8500715 AST AH 1 of 2  
210015996


06  
03  
10  
REAL ESTATE  
TRANSFER TAX  
NO. 51926  
1265 EVERGREEN  
CITY OF DES PLAINES


BOX 333-CTI

50B

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS	
	JUN. 10. 10
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000002451	REAL ESTATE TRANSFER TAX
	0029150
	FP 103032

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUN. 10. 10
	
REVENUE STAMP	
# 0000002451	REAL ESTATE TRANSFER TAX
	0014575
	FP 103034

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) ~~special taxes and assessments for improvements not yet completed;~~
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) ~~un~~recorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee. \*\*\*

Permanent Real Estate Index Number(s): 09-17-214-005-0000  
 09-17-203-013-0000; 09-17-203-014-0000; 09-17-203-019-0000  
 Address(es) of real estate: 1265 Evergreen Ave, Des Plaines, Illinois

\* \* provided none of the foregoing interfere with Purchaser's quiet use and enjoyment of the property as a residential dwelling.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LEXINGTON DES PLAINES I LLC, a Delaware limited liability company

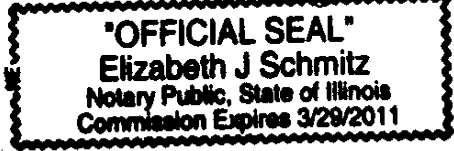
By: [Signature]  
Its Member

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Vice President of Sales and Marketing of Lexington Des Plaines I LLC, a Delaware limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 9th day of June, 2010.

[Signature]  
Notary Public



MAIL TO:

Barbara M. Damos  
4746 N. Milwaukee  
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Shawn Stoltz  
Nicole Warren  
(NAME)  
1265 Evergreen Ave  
(ADDRESS)  
Des Plaines IL 60014  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008500715 SK

STREET ADDRESS: 1265 EVERGREEN AVENUE

UNIT 12-4

CITY: DES PLAINES

COUNTY: COOK

TAX NUMBER: 09-17-214-005-0000; 09-17-203-013-0000; 09-17-203-014-0000;

LEGAL DESCRIPTION:

09-17-203-014-0000

PARCEL 1:

THE NORTH 21.08 FEET OF THE SOUTH 108.41 FEET OF LOT 12 IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2008 AS DOCUMENT 0809115052 IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR LEXINGTON PARK TOWNHOMES DATED JUNE 26, 2008 AND RECORDED OCTOBER 3, 2008 AS DOCUMENT NUMBER 0827733128.