

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Limited Liability Company to Individuals)

Mail to:  
Roque Reyes, Jr.  
Attorney at Law  
1315 Sable Dr., 2nd Floor  
Addison, IL 60101

Send Tax Bill to:  
Michael Rodrigues & Melanie Serevo  
1670 Mill St., Unit 501  
Des Plaines, IL 60016



Doc#: 1100626024 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2011 08:50 AM Pg: 1 of 3

*NW 7100934 PK 192*

**THIS INDENTURE**, Made this 13<sup>th</sup> day of November, 2010, between **United World Development, LLC**, an Illinois limited liability company, of 7742 W. Higgins Road, Unit C-102, Chicago, Illinois 60631, party of the first part, and **Michael Rodriguez and Melanie Serevo**, parties of the second part, of 9316 Overhill Ave., Morton Grove, IL 60053, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, and pursuant to the authority of a Resolution duly adopted, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, not as tenants in common, but as joint tenants, all the described real estate situated in the County of Cook, State of Illinois, to wit:

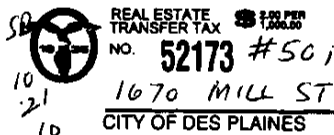
**SEE ATTACHED LEGAL DESCRIPTION**

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, and his 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 stated; and that it WILL WARRANT AND DEFEND same against all persons lawfully claiming by, through, or under it, subject to: the matters set forth following the legal description attached hereto and made a part hereof. **\*\* Additional Granting language following the attached legal description is incorporated herein**

Permanent Real Estate Index Numbers: 09-16-303-031-1025

Address of Real Estate: 1670 Mill Street, Unit 501, Des Plaines, Illinois 60016

**IN WITNESS WHEREOF**, the party of the first part has hereunto set its hand and seal the day and year first above written.



**UNITED WORLD DEVELOPMENT, LLC** an Illinois limited liability company

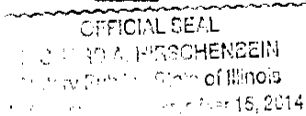
By: *[Signature]* (SEAL)  
Piotr Filipek, Member/Manager

State of Illinois )  
                          ) ss  
County of Cook    )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Piotr Filipek, who is personally known to me 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, sealed and delivered the said instrument on behalf of UNITED WORLD DEVELOPMENT, LLC in his capacity as Member/Manager, pursuant to the grant of authority given in a Resolution of all Members, as his free and voluntary act and as the free and voluntary act of UNITED WORLD DEVELOPMENT, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 13 of December, 2010.

Imprint Seal Here



*[Signature]*  
Notary Public

Commission Expires: 3/15/2014

This instrument prepared by: Richard A. Hirschenbein, 7742 W. Higgins, C-102, Chicago, IL 60631

S Y  
P 3  
S N  
SC Y

**EX 333-CT**

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STATE OF ILLINOIS

DEC.29.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006273

REAL ESTATE TRANSFER TAX
00174.00
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

DEC.29.10

REVENUE STAMP

# 0000006285

REAL ESTATE TRANSFER TAX
00087.00
FP 103034

1100626024D

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**PARCEL 1: UNIT NUMBER 501 IN MILL RIVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PARCEL A: LOTS 8, 9, 10, AND 11 IN BLOCK 3 IN JOHN ALLES JR'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN THE ORIGINAL TOWN OF RAND, NOW THE VILLAGE OF DES PLAINES, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1882 IN BOOK 17 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 411828, IN COOK COUNTY, ILLINOIS.**

**PARCEL B: THE SEVEN FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL C: LOTS 6, 7, 8 AND THE EAST 3 FEET OF LOT 9 MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN LEE'S SUBDIVISION OF LOTS 7 AND 8 IN THE TOWN OF RAND, IN SECTION 16, 17, 20, AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822410067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-50 AND STORAGE SPACE S-21 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822410067.**

**P.I.N. 09-16-303-031-1025**

**Subject to:** General real estate taxes for 2010 and subsequent years, including taxes that may accrue by reason of new or additional improvement during the calendar year of closing (2010); special taxes or assessments, if any, confirmed after the acceptance of the purchase agreement between Grantor and Grantee; easements, covenants, restrictions, agreements, conditions and building lines of record; the Condominium Property Act; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; condominium assessments not yet due and payable; applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; private easements, if any; any recorded public utility easements; Grantee's mortgage, if any; plats of dedication and covenants thereon; rights of the municipality, State of Illinois, the public and adjoining owners in and to the vacated alley; rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities; acts done or suffered against any Grantee herein, or anyone claiming under any Grantee; and liens and other matters of title over which Chicago Title Insurance Company, is willing to insure against without cost to the Grantee.

**ADDITIONAL GRANTING LANGUAGE IN FIRST DEED:** Grantor (party of the first part) grants to the Grantee (party of the second part), its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor (party of the first part) reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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.