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SPECIAL WARRANTY DEED



Doc#: 1205204125 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2012 10:56 AM Pg: 1 of 5

THIS INDENTURE WITNESSETH,

That the Grantor, **Mallinckrodt Renaissance LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Maren Baylaender, as Grantee, whose address is 831 Michigan Avenue, Wilmette, Illinois 60091, the following described real estate, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PINs: 05-28-309-028-1170, 05-28-309-028-1173 and 05-28-309-028-1194

COMMONLY KNOWN AS: 1041 Ridge Road, Unit 315, P-61 and P-62, Wilmette, Illinois 60091

Grantor also hereby grants to Grantee, its successors and assigns, 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.

SUBJECT TO: (a) covenants, conditions, restriction of record to the extent they would not restrict the current use of the purchased unit for residential purposes or the condominium property from its present use; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including, any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any, to the extent they would not restrict the current use of the purchased unit for residential purposes or the condominium property from its present use; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) mortgage or trust deed specified below, if any; (g) general taxes for 2011 and subsequent years; (h) installments due after the date of closing of regular assessments established pursuant to the Declaration of Condominium; and (i) mechanics liens, judgments or encumbrances arising from Purchaser's construction, actions or omissions.

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REAL ESTATE TRANSFER 02/09/2012
COOK \$185.00
ILLINOIS \$370.00
TOTAL \$555.00
05-28-309-028-1170 | 20120101603275 | 3068P8

BOX 333-CT

Village of Wilmette \$10.00
Real Estate Transfer Tax JAN 31 2012
Ten - 4463 Issue Date

Village of Wilmette \$100.00
Real Estate Transfer Tax JAN 31 2012
100 - 2675 Issue Date

1314409/1/12750.001

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 31ST day of January, 2012

Seller:
MALLINCKRODT RENAISSANCE LLC,
an Illinois limited liability company

By: Reuben C. Warshawsky
Reuben C. Warshawsky
Manager

By: David E. Rosen
David E. Rosen
Manager

Village of Wilmette \$1,000.00
Real Estate Transfer Tax JAN 31 2012
1000 - 11594 Issue Date _____

Acknowledgment: GRANTEE HEREBY ACKNOWLEDGES THAT THE REAL ESTATE PURCHASED BY THE GRANTEE AND HEREIN CONVEYED IS ADJACENT TO THE PROPERTY, OWNED, MANAGED AND OPERATED BY THE WILMETTE PARK DISTRICT FOR PUBLIC PARKS AND RECREATION PURPOSES INCLUDING ACTIVE AND PASSIVE USES, AS PERMITTED UNDER ILLINOIS LAW WITH CONCOMITANT NOISE AND LIGHT EMISSIONS, AND THE GRANTEE IS TAKING AND HOLDING TITLE TO THE REAL ESTATE WITH FULL KNOWLEDGE OF SUCH PUBLIC USE AND THEIR POSSIBLE EFFECTS ON ADJACENT PROPERTIES.

Marian Baylaender

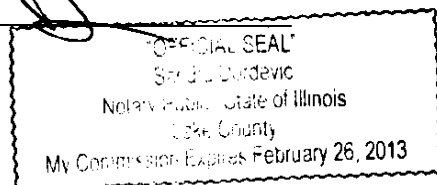
STATE OF ILLINOIS)
) ss
COUNTY OF ~~COOK~~-LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Reuben C. Warshawsky, Manager of MALLINCKRODT RENAISSANCE LLC, an Illinois limited liability company, 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, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company and as his own free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal on this 31ST day of January, 2012.

My commission expires:
02 26 13

[Signature]
Notary Public



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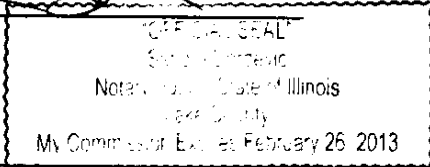
STATE OF ILLINOIS)
) ss
COUNTY OF COOK LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David E. Rosen, Manager of MALLINCKRODT RENAISSANCE LLC, an Illinois limited liability company, 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, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said company and as his own free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and notarial seal on this 31st day of January, 2010.

My commission expires:
02-26-13

Notary Public



After Recording Mail to:

Kathrine S. O'Malley
Attorney at Law
1528 Lincoln St
Evanston, IL 60201

Send Subsequent Tax Bills to:

Maren Baylaender
1041 Ridge Avenue Unit B15
Wilmette, IL 60091

This Instrument Was Prepared by:
Whose Address Is:

Horwood Marcus & Berk Chartered
180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

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STREET ADDRESS: 1041 RIDGE RD. #315, P-61, & P-62

CITY: WILMETTE COUNTY: COOK

TAX NUMBER: 05-28-309-028-1170, 1193, 1194

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBERS 315, P61 AND P62 IN THE MALLINCKRODT IN THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN MALLINCKRODT PARK SUBDIVISION, A 3 DIMENSIONAL SUBDIVISION OF PART OF LOTS 5, 6, 7, 8 AND 9 OF C. LAUERMAN'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2004 AS DOCUMENT NO. 0433634172.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0708615125, WHICH WAS AMENDED BY THE FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2009 AS DOCUMENT 0936419009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE ROADWAY AND ASSOCIATED IMPROVEMENTS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419065 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (ACCESS EASEMENT) FOR INGRESS AND EGRESS; (B) A NON-EXCLUSIVE EASEMENT (SERVICE ROAD EASEMENT) FOR INGRESS AND EGRESS; (C) AN EXCLUSIVE EASEMENT (ROADWAY SUPPORT EASEMENT) FOR CONSTRUCTION OF STRUCTURAL SUPPORTS FOR THE RAMP, ETC.; AND (D) A NON-EXCLUSIVE EASEMENT (ASSOCIATED IMPROVEMENTS EASEMENT) FOR CONSTRUCTION OF A PORTION OF STRUCTURAL WALLS OF UNDERGROUND GARAGE, ETC.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE SIDEWALK EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419066 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE UTILITY EASEMENTS AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419067 IN REFERENCE TO NON-EXCLUSIVE EASEMENTS (EASEMENT FOR EXISTING FIBER OPTIC AND UTILITY EASEMENT AS SHOWN ON EXHIBITS C AND D, RESPECTIVELY, OF THE AGREEMENT) FOR CONSTRUCTING, ETC. UNDERGROUND UTILITY SERVICES.

PARCEL 5:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE STORM SEWER AND SANITARY SEWER EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419069 IN REFERENCE TO (A) A NON-EXCLUSIVE EASEMENT (STORM SEWER EASEMENT) FOR CONSTRUCTING, ETC. A LIFT STATION FOR STORM WATER REMOVAL AND (B) A NON-EXCLUSIVE EASEMENT (SANITARY SEWER EASEMENT) FOR CONSTRUCTING, ETC. SANITARY SEWER PIPE.

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PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE CONDOMINIUM ACCESS EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419070 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE EXTERIOR MAINTENANCE EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419071 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR REPAIRING AND MAINTAINING THE EXTERIOR PORTION OF THE CONDOMINIUM BUILDING.

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE LANDSCAPE EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419072 IN REFERENCE TO A NON-EXCLUSIVE EASEMENT FOR PLANTING, MAINTAINING, ETC. LANDSCAPE PLANTINGS AND FEATURES.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE TUNNEL EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419073 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, MAINTAINING, ETC. AN UNDERGROUND PEDESTRIAN TUNNEL.

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCEL 1 GRANTED BY THE MECHANICAL EQUIPMENT EASEMENT AGREEMENT BETWEEN THE WILMETTE PARK DISTRICT AND THE VILLAGE OF WILMETTE RECORDED DECEMBER 29, 2004 AS DOCUMENT NO. 0436419074 IN REFERENCE TO AN EXCLUSIVE EASEMENT FOR CONSTRUCTING, INSTALLING, ETC. CERTAIN MECHANICAL EQUIPMENT.