

UNOFFICIAL COPY



IL-018775

After Recording Return To:

Rachael K. Sklamberg
315 S. Northwest Highway, Unit 5
Park Ridge, IL 60068

Doc#: 1211455031 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2012 11:54 AM Pg: 1 of 3

(Space Above This Line for Recording Data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 19th day of March, 2012, between Pulte Home Corporation, a Michigan corporation, whose principal place of business is 1901 N. Roselle Road, Suite 1000, Schaumburg, IL 60195, as GRANTOR, and Rachael K. Sklamberg, an unmarried woman, As Sole Owner residing at 315 S. Northwest Highway, Unit 5, Park Ridge, IL 60068, as GRANTEE.

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN, SELL, and CONVEY to the Grantee, the following described real estate situated in the County of Cook, in the state of Illinois ("real estate"):

PARCEL 1:

UNIT 315-5 IN THE GATEWAY ESTATES ROW HOUSE CONDOMINIUM, AS DELINEATED AND DESCRIBED IN PLAT OF SURVEY OF LOT "B" IN SECOND ADDITION TO EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 OF EXECUTIVE PLAZA SUBDIVISION; AND ALSO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1959 AS DOCUMENT 17648560, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 23, 2009 AS DOCUMENT 0930119014, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, LAST AMENDED BY SUPPLEMENT NO. 2 RECORDED MARCH 14, 2012 AS DOCUMENT NO. 1207429054, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE SECOND ADDITION TO EXECUTIVE PLAZA SUBDIVISION RECORDED SEPTEMBER 3, 1959 AS DOCUMENT 17648560 FOR A DRIVEWAY OVER THE FOLLOWING DESCRIBED LAND: THE EAST 12 FEET OF LOT A IN SECOND ADDITION TO EXECUTIVE PLAZA SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN EXECUTIVE PLAZA SUBDIVISION; AND ALSO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 09-36-100-044-0000

Address of Property: 315 S. Northwest Highway, Unit 5, Park Ridge, IL 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 31805

RETURN TO: Kim Rutz
3702 Main Street
McHenry IL 60050

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Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and all the estate, right, title and interest of the Grantor in and to the real estate. Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject condominium unit described above, the rights and easements for the benefit of said unit set forth in the declaration of covenants to which the real estate is subject; and Grantor hereby reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of all remaining real property described therein;

TO HAVE AND TO HOLD the real estate unto the Grantee and grantee's heirs and assigns forever, and the Grantor does WARRANT AND DEFEND title to the real estate against all persons lawfully claiming, or claim the same, by, through or under the Grantor, but not otherwise, subject to the following permitted exceptions: all rights, easements, covenants, conditions restrictions and reservations contained in the declaration of condominium described herein and to the real estate taxes and assessments not yet due, special service area taxes, patent reservations, covenants, conditions, restrictions, water rights, rights-of-way, other easements, matters shown on the recorded community plat, and other matters of record.

Prepared by:

Roxanne Huege
Pulte Home Corporation, a Michigan corporation
1901 N. Roselle Road, Suite 1000
Schaumburg, IL 60195

Send Subsequent Tax Bill to:

Rachael K. Sklamberg
315 S. Northwest Highway, Unit 5
Park Ridge, IL 60068

STATE TAX

STATE OF ILLINOIS

APR. 23. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002207

REAL ESTATE TRANSFER TAX
0043450
FP 103043

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 23. 12

REVENUE STAMP

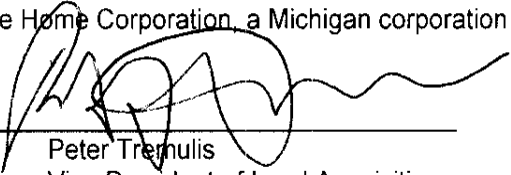
0000002199

REAL ESTATE TRANSFER TAX
0021725
FP 103046

UNOFFICIAL COPY

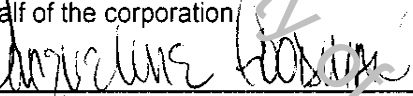
IN WITNESS WHEREOF, the Grantor has or have hereunto set their hand or hands the day and year first above written.

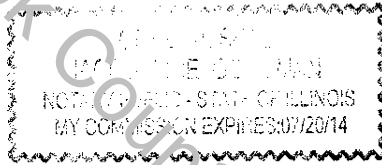
Pulte Home Corporation, a Michigan corporation

BY: 
Peter Tremulis
Vice President of Land Acquisition

STATE OF Illinois)
COUNTY OF Cook)

This instrument was acknowledged before me this 19 day of MARCH, 2012 by Peter Tremulis of Vice President, Land Acquisition of Pulte Home Corporation, a Michigan corporation, on behalf of the corporation


Notary Public
My Commission Expires:
(SEAL) 07-20-14



Cook County Clerk's Office