

# UNOFFICIAL COPY



Doc#: 1213610090 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2012 03:30 PM Pg: 1 of 6

This instrument was prepared by:

Richard L. DiNardo, Esq.  
Republic Bank of Chicago  
2221 Camden Court  
Oak Brook, IL 60523

After recording, mail to:

Jonathan A. Vold, Esq.  
900 East Northwest Highway  
Mount Prospect, IL 60056

Send subsequent tax bills to:

Ramani Karunagaran  
~~21 Kristin Drive, No. 540~~ 629 Breakers Point  
Schaumburg, IL ~~60195~~ 60194  
144

NO 999/100192

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 10<sup>th</sup> day of May, 2012 by RB RESOLUTION PROPERTIES, LLC - PROSPECT SERIES, an Illinois limited liability company, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to RAMANI KARUNAGARAN ("Grantee").

WITNESSETH:

**FIDELITY NATIONAL TITLE**

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

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 of 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, its successors and assigns forever.

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Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold **"AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.**

[Signature page follows]

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

RB RESOLUTION PROPERTIES, LLC –  
PROSPECT SERIES, an Illinois limited  
liability company

By: *David Livingston*  
Name: David Livingston  
Its: Manager

STATE OF ILLINOIS  
COUNTY OF DUPAGE

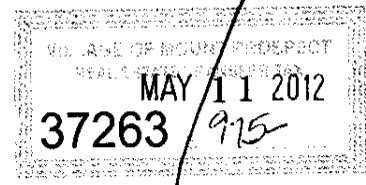
} SS:



BEFORE ME, a Notary Public in and for said county and state, personally appeared David Livingston, a manager of the Grantor, RB RESOLUTION PROPERTIES, LLC – PROSPECT SERIES, an Illinois limited liability company, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such manager on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 10<sup>th</sup> day of May, 2012.



*Richard L. Dinardo*  
Notary Public



REAL ESTATE TRANSFER	05/11/2012
 	COOK \$162.50
	ILLINOIS: \$325.00
	TOTAL: \$487.50

08-22-401-026-0000 | 20120501600740 | QUW3B1

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## EXHIBIT 1

### Legal Description

#### PARCEL 1:

THAT PART OF LOT 1 IN RICHMOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 221.22 FEET; THENCE DUE NORTH, 20.79 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PROPERTY HEREING DESCRIBED; THENCE DUE WEST, 54.75 FEET; THENCE DUE NORTH, 49.58 FEET; THENCE DUE EAST, 54.75 FEET; THENCE DUE SOUTH, 49.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JULY 26, 1977 AS DOCUMENT NO. 24028900, AS AMENDED BY SUPPLEMENTAL DECLARATION RECORDED MARCH 31, 1978 AS DOCUMENT NO. 24384777, AND PURPORTED AMENDED AND RESTATED DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AUGUST 14, 1998 AS DOCUMENT NO. 98720143, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-22-401-026-0000

Commonly known as 1711 W. Chariot Court, Mount Prospect, Illinois 60056

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## EXHIBIT 2

### Permitted Exceptions

1. Taxes for the year 2011, 2012 and subsequent years, not yet due or payable.
2. Covenants and restrictions contained in the Declaration of Party Wall Rights, Easements, Covenants and Restrictions dated July 1, 1977 and recorded July 26, 1977 as Document No. 24028900, as amended by Supplemental Declaration recorded March 31, 1978 as Document No. 24384777, made by LaSalle National Bank, as trustee under Trust Agreement dated October 6, 1976 and known as Trust Number 51509 and the First National Bank of Des Plaines, a national banking association, as trustee under Trust Agreement dated May 31, 1977 and known as Trust Number 75-101896, relating to annexation of additional properties; supplemental declarations; property rights in the common elements; easements, encroachments on easements; membership in the Richmond Building Owners Association; classes of membership and rights in the Association; covenants and restrictions as to use and occupancy of improvements to be erected on the land; parking areas; architectural control committee; party walls; reservation in the developer to grant additional easements and covenant to execute plat of open space easement; amendment

Purported Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions recorded August 14, 1998 as Document No. 98720143.

3. Provision contained in the Declaration of Party Wall Rights, Easements, Covenants and Restrictions recorded July 26, 1977 as Document No. 24028900 whereby each owner covenants and agrees to pay to the Association: (1) periodic assessments or charges, which shall be monthly unless otherwise determined by the Board; (2) special assessments for maintenance, repair, removal of liens and capital improvements; and (3) an advance assessment equal to three months periodic assessment, together with interest thereon and costs of collection thereof which costs shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made; further provision that the lien of the assessments shall be subordinate to the lien of any mortgage or mortgages.

Purported Amended and Restated Declaration of Party Wall Rights, Easements, Covenants and Restrictions recorded August 14, 1998 as Document No. 98720143.

4. Covenants and restrictions contained in the instrument titled "Restrictive Covenants" dated February 1, 1977 and recorded July 29, 1977 as Document No. 24033638 made by Busse Development Company, an Illinois corporation, and the Village of Mount Prospect relating to development of the land substantially in accordance with the Planned Unit Development Ordinance No. 2695; maintenance of certain defined areas; and Plat of Open Space Easement.

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5. Easement in, upon, under, over and along the land approximately as shown on Exhibit "A" attached to the herein described grant to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with the right of access to said equipment, as created by Grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company recorded November 16, 1977 as Document No. 24197543.

Affects Parcel 2

6. Easement in, upon, under, over and along the land approximately as shown on Exhibit "A" attached to the herein described grant for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, as created by Grant to Northern Illinois Gas Company recorded November 4, 1977 as Document No. 24179495.

Affects Parcel 2

7. Terms, provisions and conditions relating to the easements described in Schedule A contained in the instruments creating such easements.

Affects Parcel 2

8. Rights of the adjoining owner or owners to the concurrent use of the easements.

Affects Parcel 2

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