# 11 5586883

# **UNOFFICIAL COPY**

Prepared by: Charles W. Cousland, Esq. Name: von Briesen & Roper, .s.c Firm/Company:

Address: 411 E. Wisconsin Ave. Address 2: Suite 700

Milwaukee, WI 53202 City, State, Zip: (414) 287-1245

Phone:

Assessor's On perty Tax Parcel/Account Number: 08-08-106-024 1079

1213712113 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/16/2012 01:41 PM Pg: 1 of 3

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## SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, ratio on this 7th day of May, 2012 by and between NORTH SHORE BANK, FSB, with its principal place of business at 15700 West Bluemound Road, Brookfield, Wisconsin 53005 ("Granter") and RAFAEL SALAZAR, a single person, residing at 2312 Algonquin Road, Apartment 1, Rolling Meadows, Illinois 60008 ("Grantee").

WITNESSETH, THAT GRANTOH, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it paid by Grantee (the receipt of which is hereby acknowledged) does by these presents, SECL and CONVEY unto Grantee, its successors and assigns, that certain real property situated in the County of Cook, State of Illinois, described as follows (the "Real Property"):

UNIT 2312-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COACH LIGHT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25385416, AS AMENOED, IN THE EAST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2312 Algonquin Road, Unit 7, Rolling Meadows 11 50008 Address of Real Property:

TOGETHER WITH all and singular the rights and appurtenances thereto; subject, however, to all municipal and zoning ordinances and agreements entered under them, recorded easement for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, all covenants, conditions, restrictions, agreements, easements, encumbrances and other documents and matters of record, and any other exceptions waived or deemed waived by Grantee as provided in the real estate contract between Grantor and Grantee for this conveyance; and those matters listed on Exhibit A attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD, the premises aforesaid unto Grantee, its successors and assigns; and Grantor does agree to warrant and defend title to said Premises unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, except the Permitted Exceptions.

BUX 333-CTD



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IN WITNESS WHEREOF, Grantor has caused these presents to be signed the day and year above written.

NORTH SHORE BANK, FSE

By:

David Kane, Vice President

STATE CF WISCONSIN

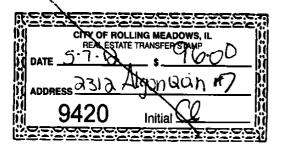
) ss.

COUNTY OF WAUKESHA

On this 3rd day of May, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared David Kane, to me personally known, who being by me duly sworn, did say that rea is Vice President of North Shore Bank, FSB, and said Vice President of North Shore Bank, FSB acknowledged said instrument to be the free act and deed of said entity.

IN WITNESS WHEREOF, I have increunto set my hand and affixed my official seal in

the County and State aforesaid, the day and yes: fin st above written.



Name: 10/1) A Manus (all)

My term expires:

5/19/13

[AFFIX NOTARY SEAL]

After Recording Return To:

Rafael Salazar 2312 Algonquin Road, Apt \$7 Rolling Meadows, IL 60008 Mail Future Tax Bills To:

Rafael Salazar 2312 Algonquin Road, Apt 17 Rolling Meadows, IL 60008

| REAL ESTATE TRANSFER |               | 05/08/2012  |
|----------------------|---------------|-------------|
|                      | СООК          | \$16.00     |
|                      | ILLINOIS:     | \$32.00     |
|                      | TOTAL:        | \$48.00     |
| 08-08-106-024-1079   | 2012050160060 | 02   0LXN5M |

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### Exhibit A

# **Exceptions**

- Final Installment for 2011 Taxes, not yet due or payable.
- Taxes for 2012, not yet due or payable. 2.
- (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND 3. RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM CHINERSHIP RECCRICE AS DOCUMENT NO. 25385418, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
- BUILDING SEYCACK LINE OF 30 FEET OF THE UNDERLYING LAND AS SHOWN ON THE PLAT 4. OF SUBDIVISION

(AFFECTS UNDERLYING LAND)

EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS (AS) 18861678, 19733348, 19838435, 20105173, 20488375, 20498926, 20624314, 20711879, 20042758 AND 25383388.

(AFFECTS COMMON ELEMENTS)

- COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HUNDIGAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED AS DOCUMENT NO. 18565938 WHICH OSES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
- AGREEMENT DATED OCTOBER 11, 2000 AND RECORDED OCTOBER (2, 2000 AS DOCUMENT NUMBER 00796594 BY AND BETWEEN THE CITY OF ROLLING MEADOW AND COACH LIGHT CONDOMINIUM FOR THE REGULATION OF TRAFFIC
- EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES. Office

(AFFECTS COMMON ELEMENTS)