

UNOFFICIAL COPY



Prepared by:)
 Name: Charles W. Cousland, Esq.)
 Firm/Company: von Briesen & Roper, .s.c)
 Address: 411 E. Wisconsin Ave.)
 Address 2: Suite 700)
 City, State, Zip: Milwaukee, WI 53202)
 Phone: (414) 287-1245)

Doc#: 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

Assessor's Property Tax Parcel/Account Number:)
 08-08-106-024 1079)

-----Above This Line Reserved For Official Use Only-----

CT 8889853 1/1

SPECIAL WARRANTY DEED (Illinois)

THIS INDENTURE, made 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 ("Grantor") and RAFAEL SALAZAR, a single person, residing at 2312 Algonquin Road, Apartment 1, Rolling Meadows, Illinois 60008 ("Grantee").

WITNESSETH, THAT GRANTOR, 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, **SELL** 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 AMENDED, IN THE EAST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2312 Algonquin Road, Unit 7, Rolling Meadows IL 60008

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-CT

S
P
S
SC
INT

UNOFFICIAL COPY

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

NORTH SHORE BANK, FSB

By: [Signature]
David Kane, Vice President

STATE OF 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 he 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 hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	<u>5-7-12</u> \$ <u>9600</u>
ADDRESS	<u>2312 Algonquin #7</u>
9420	Initial <u>DL</u>

[Signature]
Name: ROSAN A. MARISCALLO
Notary Public

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 #7
Rolling Meadows, IL 60008

REAL ESTATE TRANSFER	05/08/2012
 COOK	\$16.00
 ILLINOIS:	\$32.00
TOTAL:	\$48.00

08-08-106-024-1079 | 20120501600602 | 0LXN5M

UNOFFICIAL COPY

Exhibit A

Exceptions

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

(AFFECTS UNDERLYING LAND)
5. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS LUS 18861678, 19733348, 19838435, 20105173, 20488375, 20498926, 20624310, 20711879, 20042758 AND 25383388.

(AFFECTS COMMON ELEMENTS)
6. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, 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. 18586938 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
7. AGREEMENT DATED OCTOBER 11, 2000 AND RECORDED OCTOBER 12, 2000 AS DOCUMENT NUMBER 00796594 BY AND BETWEEN THE CITY OF ROLLING MEADOWS AND COACH LIGHT CONDOMINIUM FOR THE REGULATION OF TRAFFIC
8. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

(AFFECTS COMMON ELEMENTS)