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**SPECIAL WARRANTY
DEED
(Corporation to Individual)
(Illinois)**

THIS AGREEMENT, made this 5 day of November 2012, between **MEDINAH REAL ESTATE, INC.** whose address is Executive Plaza II Suite 200, 11250 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **DEBRA PERRY** of Tinley Park, IL

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:
UNIT 18500-1B IN THE PINE LAKE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 1 IN PINE LAKE SUBDIVISION, PHASE 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP LTD., AND RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO GARAGE UNIT 18500-G11, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION, AFORESAID

Permanent Real Estate Number(s): 31-06-207-058-1002

Address(es) of real estate: 18500 Pine Lake Dr., Unit 1B, Tinley Park, Illinois 60477

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything



Doc#: 1235426260 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 01:40 PM Pg: 1 of 3

COOK COUNTY CLERK

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whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:



- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code of the City of Tinley Park ;
- (ix) public and utility easements of record;
- (x) private easements of record;
- (xi) leases, licenses, operating agreements, and other agreements affecting the property;
- (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable;
- (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable;
- (xiv) liens and matters of title over which the title insurance company is willing to insure;
- and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

MEDINAH REAL ESTATE, INC.

By: _____

Kirk D. Warner, President

REAL ESTATE TRANSFER		12/04/2012
	COOK	\$57.50
	ILLINOIS:	\$115.00
TOTAL:		\$172.50

31-06-207.050-1002 | 20121101601565 | JLSMWY

Clerk's Office

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STATE OF Maryland
COUNTY of Baltimore

I, Loralyn Sisler a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President personally known to me to be the President of MEDINAH REAL ESTATE, INC., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of November, 2012.

Loralyn Sisler
Notary Public

LORALYN SISLER
NOTARY PUBLIC
BALTIMORE CO., MD

Commission expires _____

My Commission Expires May 11, 2013

Prepared By:

John J. Voutiritsas, Esq.
1300 Jefferson, Suite 303
Des Plaines, IL 60016

Send subsequent tax bills to:

MAIL TO:

John J. Voutiritsas, Esq. Clerk's Office