

NORTH AMERICA

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TITLE CO.

15822-12-03728 (173)

SPECIAL WARRANTY DEED
(Illinois)



Doc#: 1307815047 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2013 01:18 PM Pg: 1 of 3

Mail To:

Kevin Cunningham, Attorney at Law
Kevin Cunningham
4001 W. 95th Street, #200
Oak Lawn, IL 60453

Name and Address of Taxpayer:

Ryan P. Spratt
10200 Camden Lane, Unit D
Bridgeview, IL 60455

The Grantor, Lennar Chicago, Inc., an Illinois corporation, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

**Ryan P. Spratt
10058 S Spaulding Avenue
Evergreen Park, IL 60805**

Grantee, as sole owner, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

TO HAVE AND TO HOLD said premises forever.

Subject only to: (i) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (ii) real estate and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iii) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (iv) Declaration of Condominium Ownership for Bridgeview Place Condominium; (v) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for Cook County; (vi) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (vii) the Illinois Condominium Property Act.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, its successors and assigns, 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.


Handwritten notes on the right side of the page, including a vertical list of 'Y' and 'N' characters and a '3' written vertically.

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Permanent Real Estate Index Number (s): 23-12-400-067-0000 (UL)
Address of Real Estate: 10200 Camden Lane, Unit D
Bridgeview, IL 60455

DATED this 23rd day of January, 2012.

Lennar Chicago, Inc., an Illinois corporation

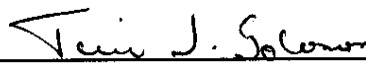
By: 

Doug Bober
Authorized Agent

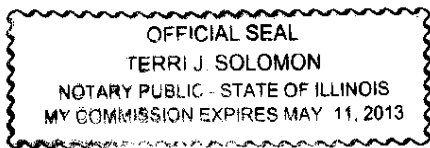
State of Illinois)
) ss
County of Lake)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Doug Bober, personally known to me to be an Authorized Agent for Lennar Chicago, Inc., an Illinois corporation, ("Corporation") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, as an authorized officer signed and delivered the foregoing instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand official seal this 23rd day of January, 2012.



Notary Public



REAL ESTATE TRANSFER		01/23/2013
	COOK	\$95.00
	ILLINOIS:	\$190.00
TOTAL:		\$285.00
23-12-400-067-0000 20130101604014 20MVM		

This instrument was prepared by Doug Bober authorized agent for Lennar Chicago, Inc.,
1300 East Woodfield Road, Suite 304, Schaumburg, IL 60173

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15822-12-03728

Property Address: 10200 CAMDEN LANE, UNIT D
BRIDGEVIEW, IL 60455

Parcel I.D : 23-12-400-066-0000 (UL)

DWELLING UNIT 24-4-1793 IN THE BRIDGEVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6, 7, 8, AND 11 IN BRIDGEVIEW PLACE UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 2005 AS DOCUMENT NUMBER 0516603081, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDOMINIUM, RECORDED SEPTEMBER 29, 2005 AS DOCUMENT NUMBER 0527212307, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.