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SPECIAL WARRANTY DEED

Statutory (Illinois)

273

Doc#: 1331826025 Fee: \$46.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/14/2013 10:10 AM Pg: 1 of 5

This instrument was prepared by:

Vincent M. Rosanova, Esq.
Rosanova & Whitaker, Ltd.
23 West Jefferson Ave., Ste. 200
Naperville, Illinois 60540

Mail after recording to:

MAEKIN CHANPAIBOOL
823 Spinnaker Dr.
New Lenox, IL 60451

THIS SPECIAL WARRANTY DEED is made this 30th day of September, 2013, by Synergy Property Holdings, LLC, an Illinois limited liability company, of One Pierce Place, Suite 1500, Itasca, Illinois 60143 ("Grantor"), to Maekin Chanpaibool and Luksana Chanpaibool, husband and wife, of 823 Spinnaker Drive, New Lenox, Illinois 60451, not as tenants in common, but as joint tenants with right of survivorship ("Grantees").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, their successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

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 and claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantees, their heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantees, their heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises for the period that Grantor owned title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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

BOX 334 CTY

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SYNERGY PROPERTY HOLDINGS, LLC
an Illinois limited liability company

By: *Kenneth J. Kadleck*
Kenneth J. Kadleck
Its: Vice President

STATE OF ILLINOIS)
)ss
COUNTY OF DuPage)



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Kenneth J. Kadleck, personally known to me to be the Vice President of SYNERGY PROPERTY HOLDINGS, LLC, an Illinois limited liability company, 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 acknowledged he/she signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, and as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of September, 2013.

Rebecca L. Poston
NOTARY PUBLIC



MAIL TAX BILLS TO:
MAEKIN CHANPAIBOOL
823 Spinnaker Dr.
New Lenox, IL 60451

REAL ESTATE TRANSFER	09/30/2013
 	COOK \$26.25
	ILLINOIS: \$52.50
	TOTAL: \$78.75

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 5980-101 IN EDGEWATER WALK LAKEBLUFF CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN EDGEWATER TOWER'S RESUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ AND NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO CERTAIN LOTS IN EDGEWATER WALK PHASE 1 SUBDIVISION OF PART OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 94065025 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 28-29-200-021-1043

Commonly Known As: 5980 Lake Bluff Drive, Unit 101, Tinley Park, Illinois 60477

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EXHIBIT "B" **PERMITTED TITLE EXCEPTIONS**

1. Real Estate taxes not due and payable at time of closing;
2. Special assessments confirmed after August 13, 2013;
3. Building, building line and use or occupancy restrictions, conditions and covenants of record;
4. Zoning laws and ordinances;
5. Easements for public utilities and drainage;
6. Public roads and highways and easements pertaining thereto;
7. Existing Annexation Agreement and/or Development Agreements;
8. Declaration of Covenants;
9. Acts done or related to BUYERS; and
10. The General Schedule B Exceptions contained in the title commitment issued by Chicago Title Insurance Company Number 1410 008932100.

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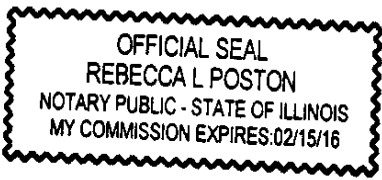
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Sept. 23, 2013 Signature: *Kenneth J. Kadleck*
Grantor or Agent Kenneth J. Kadleck
Vice President

Subscribed and Sworn to before me this 23rd day of September, 2013.

Rebecca L Poston
NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 9-23-13 Signature: *[Signature]*
Grantee or Agent

Subscribed and Sworn to before me this 23rd day of Sept, 2013.

[Signature]
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)