

UNOFFICIAL COPY



14014160240

MAIL TO:

ARM J. O'Scald. Attorney
Antolino Cruz and Eduvina Cruz
6759 West Forest Preserve Avenue
Unit 305 3653 W. Irving Park
Chicago, Illinois 60634
60618

Doc#: 1401416024 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2014 12:38 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

1071
THIS INDENTURE made this 10th day of January, 2014 between THE SENIOR LIFESTYLE COMPANY, LLC, a Delaware limited liability company, 111 East Wacker Drive, Suite 2200, Chicago, Illinois 60601, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, as GRANTOR, and Antolino Cruz and Eduvina Cruz, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Please see attached Exhibit A.

PIN: 13-18-409-078-1017

COMMON ADDRESS: 6759 West Forest Preserve Avenue, Unit 305, Chicago, Illinois 60634

Together with all and singular the hereditament 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, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, its heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Condominiums of Autumn Green at Wright Campus made September 21, 2007 and recorded on September 21, 2007 in the Office of the Recorder of Cook County, Illinois as Document Number 0726416070 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantees, their heirs 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to:

- 20141105
1544
- (a) current non-delinquent real estate taxes and taxes for subsequent years;
 - (b) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto;
 - (c) the Declaration, including all amendments and exhibits attached thereto;
 - (d) terms, provisions, covenants, restrictions and easements contained in Easements, Covenants and Restrictions Agreement Relating to the Autumn Green at Wright Campus Property Owners' Association, dated September 21, 2007 and recorded September 21, 2007 as document number 0726416069, including all amendments and exhibits thereto;
 - (e) any lien, encumbrance or easement contemplated by or arising out of the redevelopment agreement dated as of October 27, 1995 and recorded October 31, 1995 as document number 95744618;
 - (f) an environmental disclosure document for transfer of real property was recorded April 13, 1995 as document number 95249123;

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

- (g) applicable building and zoning laws, statutes, ordinances and restrictions;
- (h) roads and highways, if any;
- (i) leases and licenses affecting Common Elements and/or the common property governed and operated by the Association; and
- (j) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

THE SENIOR LIFESTYLE COMPANY, LLC,
a Delaware limited liability company

By:

Stephen J. Levy, Manager

STATE OF ILLINOIS

COUNTY OF COOK

1, Daphne Williams, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Stephen J. Levy, Manager of THE SENIOR LIFESTYLE COMPANY, LLC, a Delaware limited liability company, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of January, 2014

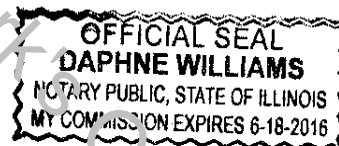
Notary Public

This instrument was prepared by:

Nancy Schiavone, Esq., 3656 West Fullerton Avenue, First Floor, Chicago, Illinois 60647

Send subsequent tax bills to:

Antolino Cruz and Eduvina Cruz
6759 West Forest Preserve Avenue
Unit 305
Chicago, Illinois 60634



REAL ESTATE TRANSFER

01/14/2014



CHICAGO: \$997.50

CTA: \$399.00

TOTAL: \$1,396.50

13-18-409-078-1017 | 20140101601031 | 4G4ALZ

REAL ESTATE TRANSFER

01/14/2014



COOK	\$66.50
------	---------

ILLINOIS: \$133.00

TOTAL: \$199.50

13-18-409-078-1017 | 20140101601031 | L354V4

UNOFFICIAL COPY

EXHIBIT A Legal Description

UNIT NUMBER 305, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE 1 AND LIMITED COMMON ELEMENT STORAGE SPACE CC, IN THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, AS DELINEATED ON THE PLAT OF SURVEY OF THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE INDIAN BOUNDARY LINE, BEING ALSO THE SOUTHEASTERLY LINE OF WEST FOREST PRESERVE DRIVE, WITH THE EAST LINE OF NORTH OAK PARK AVENUE, AS SHOWN ON THE PLAT OF SURVEY RECORDED JANUARY 11, 1935 AS DOCUMENT 11544080; THENCE NORTH 58° 38' 11" EAST ALONG SAID INDIAN BOUNDARY LINE, 316.77 FEET; THENCE SOUTH 31° 21' 49" EAST 45.43 FEET; THENCE SOUTHERLY 24.65 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 52.50 FEET AND WHOSE CHORD BEARS SOUTH 17° 54' 43" WEST A DISTANCE OF 24.43 FEET; THENCE SOUTH 04° 27' 38" EAST 18.40 FEET; THENCE SOUTH 31° 21' 49" EAST 378.66 FEET; THENCE SOUTH 66° 00' 33" WEST 338.13 FEET; THENCE SOUTH 26° 07' 04" WEST 311.80 FEET TO THE EAST LINE OF SAID NORTH OAK PARK AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF NORTH OAK PARK AVENUE, BEING A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 2337.50 FEET, AN ARC DISTANCE OF 588.00 FEET TO A POINT OF TANGENCY IN SAID LINE (THE CHORD OF SAID ARC BEARS NORTH 05° 29' 38" WEST, 586.45 FEET); THENCE NORTH 01° 42' 45" EAST ALONG THE EAST LINE OF SAID NORTH OAK PARK AVENUE, BEING A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 72.56 FEET TO THE PLACE OF BEGINNING, (EXCEPT THEREFROM THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT A POINT ON THE INDIAN BOUNDARY LINE 270.01 FEET NORTH 58° 38' 11" EAST OF THE EAST LINE OF OAK PARK AVENUE; THENCE SOUTH 31° 58' 10" EAST 109.77 FEET; THENCE SOUTHERLY 2.85 FEET ALONG AN ARC OF A CIRCLE CONVEX EASTERLY WITH A RADIUS OF 2.70 FEET AND WHOSE CHORD BEARS SOUTH 01° 45' 42" EAST A DISTANCE OF 2.72 FEET; THENCE SOUTHWESTERLY 21.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 41.50 FEET AND WHOSE CHORD BEARS SOUTH 43° 32' 30" WEST A DISTANCE OF 21.61 FEET; THENCE SOUTH 58° 38' 50" WEST 168.77 FEET; THENCE SOUTHWESTERLY 35.80 FEET ALONG AN ARC OF A CIRCLE CONVEX NORTHWESTERLY WITH A RADIUS OF 34.00 FEET AND WHOSE CHORD BEARS SOUTH 28° 28' 07" WEST A DISTANCE OF 34.17 FEET TO A POINT, SAID POINT BEING ALSO POINT "A"; THENCE SOUTH 01° 41' 57" EAST 159.89 FEET; THENCE SOUTHWESTERLY 9.30 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 08° 57' 24" WEST A DISTANCE OF 9.25 FEET; THENCE SOUTHWESTERLY 21.49 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 49.50 FEET AND WHOSE CHORD BEARS SOUTH 32° 02' 56" WEST A DISTANCE OF 21.32 FEET; THENCE SOUTH 48° 16' 12" WEST 43.89 FEET; THENCE SOUTHWESTERLY 14.87 FEET ALONG AN ARC OF A CIRCLE CONVEX SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 69° 05' 3" WEST A DISTANCE OF 14.65 FEET; THENCE SOUTH 86° 07' 57" WEST 56.03 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE, ALSO EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINES, BEGINNING AT THE AFOREMENTIONED POINT "A" THENCE NORTH 88° 03' 57" WEST 21.49 FEET; THENCE NORTH 01° 56' 03" EAST 22.50 FEET; THENCE NORTH 88° 03' 57" WEST 94.66 FEET TO THE EAST LINE OF NORTH OAK PARK AVENUE) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CONDOMINIUMS OF AUTUMN GREEN AT WRIGHT CAMPUS RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726416070, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-18-409-078-1017

COMMON ADDRESS: 6759 WEST FOREST PRESERVE AVENUE, UNIT 305,
CHICAGO, ILLINOIS 60634