



Doc#: 1414201049 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2014 11:11 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

8848170

CT

1 OF 2

Property of Cook County

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 28th day of February 2014, between Lexington Des Plaines I LLC, a limited liability company 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 ("Grantor"), and Daniel Gardner and Georgitte Murad ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [Joint Tenancy] and to Grantee's 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:

* not as tenants in common but as
Joint tenants See Exhibit A attached hereto.

REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00
NO. 53898
308 WILD FLORIN
CITY OF DES PLAINES

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Park Townhomes ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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EX 333-CD

UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 09.17.213.001.0000

Address(es) of real estate: 308 Wildflower Street, Des Plaines, Illinois 60016

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008848170 SK
STREET ADDRESS: 308 WILDFLOWER STREET
CITY: DES PLAINES COUNTY: COOK
TAX NUMBER: 09-17-213-001-0000

LEGAL DESCRIPTION:

LOT 18, EXCEPT THE WEST 109.92 FEET THEREOF, IN LEXINGTON PARK-PHASE TWO, BEING A RESUBDIVISION OF BLOCK 'A' AND THE WEST 9.76 FEET, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE WEST LINE THEREOF, OF BLOCK B IN LEXINGTON PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4, ALL IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LEXINGTON PARK - PHASE TWO RECORDED AUGUST 16, 2013 AS DOCUMENT 1322822094 AND LEXINGTON PARK-PHASE TWO PUD RECORDED AUGUST 16, 2013 AS DOCUMENT NO. 1322822095, IN COOK COUNTY, ILLINOIS

THE LAND MAY BE COMMONLY KNOWN AS:
308 WILDFLOWER STREET, DES PLAINES, IL 60016