

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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

Doc#: 1409735098 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2014 01:42 PM Pg: 1 of 4



Doc#: 1422512037 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2014 11:17 AM Pg: 1 of 4

5  
~~10720~~ all  
884 30844 RD

\* This document is being re-recorded to correct the permanent Index Real Estate Index No. 04/11/07

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 3<sup>th</sup> day of March 2014, between Lexington Hills LLC, an 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 Fabio Proenca and Carla Afonso Viras ("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:

See Exhibit A attached hereto.

\* HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

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, 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 Hills of Palatine, recorded in Cook County, Illinois Document No. 1334749022 ("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.

S Y  
P 4  
S N  
SC N  
INT X

333-CT

S Y  
P 4  
S N  
SC V  
INT X

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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):

02.02-206-017.0000  
~~02.02-206-008-0000~~

Address(es) of real estate: 53 E. Moseley, Palatine, Illinois 60074

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

GRANTOR:

LEXINGTON HILLS LLC, an Illinois limited liability company

By \_\_\_\_\_  
Its Member

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Penach, the Co-Principal of Lexington Hills LLC, an Illinois limited liability company (the "Company"), 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 said instrument as his own 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 and Notarial seal this 25<sup>th</sup> day of March, 2014.

Elizabeth J. Schmitz  
Notary Public



MAIL TO:

Richard Ross  
851 Providence Dr.  
Algonquin IL 60122

SEND SUBSEQUENT TAX BILLS TO:

Rafio Proenca  
(NAME)  
53 E. Moseley  
(ADDRESS)  
Palmer IL 60074  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO.

REAL ESTATE TRANSFER 03/19/2014

	<b>COOK</b>	\$146.50
	<b>ILLINOIS:</b>	\$293.00
	<b>TOTAL:</b>	\$439.50

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008848308 SK  
 STREET ADDRESS: 53 E MOSELEY  
 CITY: PALATINE COUNTY: COOK  
 TAX NUMBER: ~~02-02-206-008-0000~~

LEGAL DESCRIPTION: *02-02-206-017-0000*

## PARCEL 1:

THAT PART OF LOT 11 IN PRESERVES AT HILLTOP SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 2 AND THE NORTHEAST 1/4 OF SECTION 3, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2007 AS DOCUMENT 0715122064, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 05 DEGREES, 06 MINUTES, 22 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 64.48; THENCE NORTH 84 DEGREES, 53 MINUTES, 38 SECONDS EAST, A DISTANCE OF 18.85 FEET TO A POINT ON THE CENTERLINE OF THE COMMON WALL LINE AND POINT OF BEGINNING OF THE PARCEL INTENDED TO BE DESCRIBED; THENCE NORTH 05 DEGREES, 14 MINUTES, 26 SECONDS WEST, A DISTANCE OF 27.83 FEET TO A POINT ON THE CENTERLINE OF THE COMMON WALL LINE; THENCE NORTH 84 DEGREES, 53 MINUTES, 38 SECONDS EAST ALONG THE CENTERLINE OF THE COMMON WALL LINE, A DISTANCE OF 48.37 FEET; THENCE SOUTH 05 DEGREES, 15 MINUTES, 39 SECONDS EAST, A DISTANCE OF 21.80 FEET; THENCE SOUTH 83 DEGREES, 26 MINUTES, 25 SECONDS WEST, A DISTANCE OF 4.90 FEET; THENCE SOUTH 06 DEGREES, 23 MINUTES, 26 SECONDS EAST, A DISTANCE OF 5.03 FEET; THENCE NORTH 85 DEGREES, 05 MINUTES, 14 SECONDS EAST, A DISTANCE OF 4.79 FEET; THENCE SOUTH 05 DEGREES, 05 MINUTES, 05 SECONDS EAST, A DISTANCE OF 0.86 OF A FOOT TO A POINT ON THE CENTERLINE OF THE COMMON WALL LINE; THENCE SOUTH 84 DEGREES, 53 MINUTES, 38 SECONDS WEST, ALONG THE CENTERLINE OF THE COMMON WALL LINE, A DISTANCE OF 48.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREA OF LOT 11 AFORESAID, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED AUGUST 25, 2009 AND RECORDED SEPTEMBER 17, 2009 AS DOCUMENT 0926049016, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOT "D" IN PRESERVES AT HILLTOP SUBDIVISION AFORESAID, AS SHOWN ON THE PLAT THEREOF, IN COOK COUNTY, ILLINOIS.