

CT

SA 6282059 SK  
2014.30 MT

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**DEED PREPARED BY AND  
AFTER RECORDING MAIL TO:**

KEITH L. MOORE, ESQ.  
806 GREENWOOD ST.  
EVANSTON, IL 60201

Doc#: 1423910049 Fee: \$48.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2014 12:16 PM Pg: 1 of 6

**MAIL SUBSEQUENT TAX BILLS TO:**

HANOVER HOMES, LLC  
806 GREENWOOD ST.  
EVANSTON, IL 60201

**SPECIAL WARRANTY DEED**

GRANTOR, **ALEXANDER C. LAI**, a married man, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANTS and CONVEYS to

GRANTEE, **HANOVER HOMES, LLC**, an Illinois limited liability company, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibits A attached hereto and by this reference made a part hereof, to have and to hold said premises forever.

Permanent Real Estate Index Number: 06-35 313-043-1027

Address of Real Estate: Unit 9, 2290 BREEZEWOOD TERRACE, HANOVER PARK, ILLINOIS 60133.

Together with all and singular the here fittings 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 of 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, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit B attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Dated as of JULY 29, 2014.

**GRANTOR:**

ALEXANDER C. LAI



S Y  
P 6  
S N  
SC Y  
INT ID

BOX 333-CT

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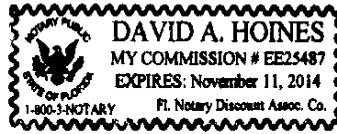
STATE OF FLORIDA )  
 ) SS  
COUNTY OF BROWARD )

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that ALEXANDER C. LAI, 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 that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of JULY 21 2014.

  
Notary Public

[SEAL]



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX  
COUNTY: ILLINOIS  
TOTAL: 54.00  
18.00  
01-Aug-2014  
06-36-313-043-1027 | 20140701618140 | 1-027-655-808



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## Joinder to Special Warranty Deed

The undersigned, **GLADYS LAI BRICENO**, wife of **ALEXANDER C. LAI**, hereby joins in the execution of the foregoing Special Warranty Deed for purpose of waiving and releasing any rights of homestead or other marital rights pertaining to the premises therein conveyed.

Dated as of JULY 29 2014.

**GLADYS LAI BRICENO**



STATE OF FLORIDA )  
 ) SS  
COUNTY OF BROWARD )

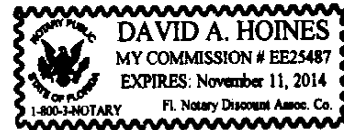
The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that GLADYS LAI BRICENO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of JULY 29, 2014.



Notary Public

[SEAL]



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 2290-09 IN THE PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J. R. WILLENS HANOVER TERRACE APARTMENTS, ASSESSMENT PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9 TOGETHER WITH A STRIP OF LAND 121 FEET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702906027, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 06-36-313-043-1027

Address of Real Estate: Unit 9, 2290 BREEZEWOOD TERRACE, HANOVER PARK, ILLINOIS 60133.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- J 17. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN REGULATORY AGREEMENT AS TO TAX EXEMPTION RECORDED JANUARY 31, 1985 AS DOCUMENT 27426022 AND FILED MARCH 8, 1985 AS DOCUMENT LR 3423588, MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 24, 1985 AND KNOWN AS TRUST NUMBER 109252, TO THE VILLAGE OF HANOVER PARK.
- K 18. BUILDING LINES AFFECTING VARIOUS LOTS AS SHOWN ON THE PLAT OF HANOVER PARK TERRACE RECORDED JUNE 3, 1963 AS DOCUMENT 18813033.
- L 19. EASEMENTS FOR PUBLIC UTILITIES, SEWER, WATER, PARKING INGRESS, EGRESS AND DRIVEWAY AS SHOWN ON THE PLAT OF J.R. WILLENS HANOVER TERRACE APARTMENTS ASSESSMENT PLAT RECORDED MARCH 13, 1969 AS DOCUMENT 20781253 AND FILED MARCH 4, 1970 AS DOCUMENT LR2493876.
- M 20. EASEMENTS FOR PUBLIC UTILITIES, AND RIGHTS APPURTENANT THERETO, AS ESTABLISHED BY THE GRANT RECORDED JANUARY 11, 1971 AS DOCUMENT NUMBER 21367086, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. AFFECTS THE WESTERLY 5 FEET OF LOT 9; AND THE EASTERLY 5 FEET OF LOT 10; AND THE SOUTH 10 FEET OF THE NORTH 32 FEET OF LOT 10.
- N 21. GRANT OF EASEMENT MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 5950 TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, RECORDED APRIL 13, 1970 AS DOCUMENT 21132805, AND FILED ON JANUARY 28, 1985 AS DOCUMENT LR3416880 GRANTING A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO TOGETHER WITH RIGHT OF ACCESS THERETO. SAID EASEMENT SHALL BE A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EITHER SIDE OF THE FACILITIES INSTALLED SUBSTANTIALLY AS INDICATED ON PLAT MARKED EXHIBIT 'A' ATTACHED THERETO.
- O 22. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE EASTERLY 10 FEET OF LOTS 7 AND 8 AS CONTAINED IN DECLARATION OF EASEMENT DATED DECEMBER 22, 1972 AND RECORDED APRIL 19, 1973 AS DOCUMENT 22295360 AND FILED ON JANUARY 28, 1985 AS DOCUMENT LR3416879.
- P 23. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER THE NORTHERLY 15 FEET OF LOT 7 (EXCEPT 10 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID LOT 7) AS CONTAINED IN DECLARATION OF EASEMENT DATED DECEMBER 22, 1972 AND RECORDED APRIL 19, 1973 AS DOCUMENT 22295361 AND FILED ON JANUARY 28, 1985 AS DOCUMENT LR3416878.
- Q 24. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED JUNE 1, 1965 AS DOCUMENT 19480740 CONVEYING OUTLOT 'A' (EXCEPT THE WESTERLY 200 FEET THEREOF) IN HANOVER PARK TERRACE PROVIDING THAT SAID LAND SHOULD NOT BE USED FOR AN AUTOMOBILE SERVICE STATION AND THAT ALL DEEDS, LEASES OR OTHER INSTRUMENTS SHALL CONTAIN SUCH RESTRICTIONS.
- R 25. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOESN NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO NON-DISCRIMINATION CONTAINED IN THE DOCUMENT RECORDED MARCH 3, 1998 AS DOCUMENT NO. 98199755 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE

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**CLAUSE.**

- S** 26. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CONDOMINIUM PROPERTY AND FOR THE NON-CONDOMINIUM PROPERTY (BUT OMITTING SUCH COVENANTS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, IF ANY) RECORDED JANUARY 29 2007 AS DOCUMENT NO. 0702906026, RELATING TO, AMONG OTHER THINGS, EASEMENTS IN FAVOR OF NON-CONDOMINIUM PROPERTY, OPERATIONS, AND SHARING COSTS AND REPAIR.
- T** 27. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0702906027, AND AS AMENDED FROM TIME TO TIME.
- V** 28. ENCROACHMENT OF THE PLANTER LOCATED APPROXIMATELY 25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 11 OVER AND ONTO THE CONCRETE PAVEMENT SOUTH AND ADJOINING BY APPROXIMATELY 15 FEET, AS DISCLOSED BY SURVEY DATED NOVEMBER 27, 1984, PREPARED BY CERTIFIED SURVEY CO., ORDER NO. 70235, AS SHOWN IN PRIOR TITLE EVIDENCE.
- W** 29. ENCROACHMENT OF THE PLANTER LOCATED APPROXIMATELY 60 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11 OVER AND ONTO THE CONCRETE PAVEMENT SOUTH AND ADJOINING BY APPROXIMATELY 5 FEET, AS DISCLOSED BY SURVEY DATED NOVEMBER 27, 1984, PREPARED BY CERTIFIED SURVEY CO., ORDER NO. 70235, AS SHOWN IN PRIOR TITLE EVIDENCE.

2025  
County Clerk's Office