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ST 5148793
SPECIAL
WARRANTY
DEED
ILLINOIS

Doc#: 1424101000 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2014 09:12 AM Pg: 1 of 4

Elgin
CT

This instrument was prepared by:
Shane E. Mowery
Attorney at Law
3653 W. Irving Park Rd.
Chicago, IL 60618

Know All Men By These Presents, that **SANTANDER BANK, N.A., F/K/A SOVEREIGN BANK, N.A.**, (the "Grantor"), for and in consideration of the sum of Sixty Thousand Dollars (\$60,000.00) in cash and other good and valuable consideration, in hand paid, by **LAMBERTO G. AYALA** (the "Grantee"), individually, to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto as Exhibit "A"

Address of Real Estate: 1607 Queensbury Circle, Hoffman Estates, IL 60169

Permanent Index Number: 07-08-104-028-1125 #5741

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns, to specially WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

* MARRIED, NON HOMESTEAD, IN SOLE TENANCY

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P 4
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BOX 333-CT

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EXHIBIT A

Legal Description

UNIT NO. 5741 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 43 THROUGH 79, BOTH INCLUSIVE, AND ALL OF OUT LOTS 4, 5, 6 AND 7 IN BARRINGTON SQUARE 5, BEING A SUBDIVISION OF THE TO WEST 1/2 OF WEST 1/2 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON NOVEMBER 16, 1972 AS DOCUMENT NUMBER 21122817;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE CERTAIN DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP, AND COVENANTS EASEMENTS AND RESTRICTIONS MADE BY KAUFMAN AND BRAD HOMES, INC., AS GRANTOR AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON DECEMBER 13, 1972 AS DOCUMENT NUMBER 22156226, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, AS PROVIDED IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including all amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) leases and licenses affecting the Common Elements or Purchased Unit;
- (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) applicable building and zoning laws, statutes, ordinances and restrictions;
- (k) roads and highways, if any;
- (l) Purchaser's mortgage; and
- (m) existing leases and tenancies.

Property of Cook County Clerk's Office