

UNOFFICIAL COPY



Doc#: 1428110025 Fee: \$44.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 09:42 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

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 12th day of September 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 Bernadette Gorzelany ("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.



REAL ESTATE
TRANSFER TAX \$ 2.00 PER
NO. 55488 1,000.00

307 WESTERN
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.

S
P
S
SC
INT

2
51
8848954
10F2

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):

09.17.217.001.0000

Address(es) of real estate: 307 Western Ave, Des Plaines, Illinois 60016

UNOFFICIAL COPY

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 DES PLAINES I LLC, a Delaware limited liability company

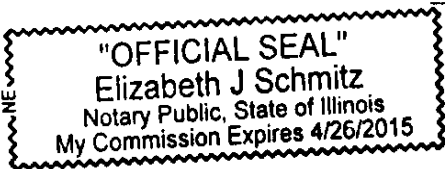
By: _____
Its _____

STATE OF ILLINOIS)
COUNTY OF DELAWARE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Penach, the Vice President of Sales and Marketing of Lexington Des Plaines I LLC, a Delaware 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 16th day of September, 2014

Elizabeth J Schmitz
Notary Public



MAIL TO:
GOLOTA & ASSOC P.C.
5910 N. Milwaukee Ave
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:
BERNADETTE GORZELANY
(NAME)
307 WESTERN AVE.
(ADDRESS)
DES PLAINES IL 60016
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX		12-Sep-2014
COUNTY:		130.00
ILLINOIS:		260.00
TOTAL:		390.00

09-17-213-001-0000 | 20140801622570 | 0-653-026-432

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008848954 SK
STREET ADDRESS: 307 WESTERN AVE
CITY: DES PLAINES COUNTY: COOK
TAX NUMBER: 09-17-213-001-0000

LEGAL DESCRIPTION:

THE WEST 21.07 FEET OF THE EAST 67.80 FEET OF LOT 26 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 NUMBER 1322822094, IN COOK COUNTY, ILLINOIS

Office of Cook County Clerk's Office