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Chicago Title Insurance Company

SPECIAL WARRANTY DEED

(Corporation to Individual)



1518229031D

Doc#: 1518229031 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/01/2015 10:40 AM Pg: 1 of 3

1558994 1/2
Old Republic National Title
Insurance Company
20 S Clark Street Ste 2000
Chicago IL 60603

THIS INDENTURE, made this 29th day of May, 2015, between RTG - Willow Springs, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Piotr Kajpust, party of the second part.

(GRANTEE'S ADDRESS) 509 Senon Drive, Lemont, Illinois 60439

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does **REMIS, RELEASE ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

(a) general real estate taxes not yet due as of the Closing; (b) the Declaration, as amended from time to time; (c) utility, drainage and access easements; (d) building, building line and use or occupancy restrictions, and conditions, covenants and easements of record; (e) zoning laws and ordinances; (f) the Act; (g) drainage ditches, laterals, feeders, and drainage tiles; (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to Buyer; (i) the REA; (j) Village of Willow Springs Ordinance number 99-0-39 recorded December 13, 1999 as document number 09156707 and amendments thereto; (k) easement for parking recorded July 1, 2002 as document number 0020728021; (l) right of Illinois Department of Transportation for road purposes as shown on Plat recorded as document number 91605170; (m) rights of the public, State of Illinois, municipality, adjoining owners and public and quasi-public utilities in and to that part of the land lying within Abbott Avenue, Mona Avenue and Spring Street, and for maintenance of facilities, if any, in that part of the land lying within Abbott Avenue, Mona Avenue, and Spring Street; (n) No Further Remediation Letter recorded January 24, 2000 as document number 00058022; (o) matters reflected on Plat of Subdivision recorded December 4, 2001 as document number 0011136422; (p) applicable zoning and building laws and ordinances or record; (q) encroachments, if any, which do not materially affect the use of the Unit or Parking Space; (r) leases and licenses affecting the Common Elements; and (s) acts done or suffered by Buyer

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THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 18-32-409-005-1018, 18-32-409-005-1068
Address(es) of Real Estate: 300 Village Circle #209, Willow Springs, Illinois 60480


Together with all the singular and 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 the said party of the first part, 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 the said party of the second part, there heirs and assigns forever.



And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, by its Exec. V.P., the day and year first above written.

RTG - Willow Springs, LLC

By: R.T.G. Land Development Corp
Manager

By: 
Richard S Gammonley
Exec. V.P.

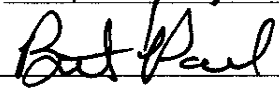
REAL ESTATE TRANSFER TAX		01-Jul-2015
	COUNTY:	91.00
	ILLINOIS:	182.00
	TOTAL:	273.00
18-32-409-005-1018 20150501691499 0-572-904-320		

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Richard S Gammonley, the Exec. V.P., of R.T.G. Land Development Corp., the Manager of the RTG - Willow Springs, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Officer and Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as manager, as their free and voluntary act, and as the free and voluntary act and deed of said corporation and company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of May, 2015



 (Notary Public)

Prepared By: Matthew M Klein
322 W Burlington
LaGrange, Illinois 60525

Mail To:
Kevin Skalnik
30 S. Wacker Dr #1635
Chicago, IL 60606

Name & Address of Taxpayer:
Pietr Kajpust
300 Village Circle #209
Willow Springs, Illinois 60480

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EXHIBIT 'A'

Legal Description

Parcel 1:

Unit 300 - 209 and Parking Space No. 300- P 8, together with its undivided percentage interest in the common elements in The Market Street West Condominiums, as delineated and defined in the Declaration recorded as Document No. 0926534067, as amended from time to time, in part of the West ½ of the Southwest 1/4 of of Section 33 and part of the East 1/2 of the half of the Southeast 1/4 of Section 32, all in Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive right to use for storage purposes in and to Storage Space No. AP- LS23, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Parcel 3:

Easements appurtenant to and for the benefit of Parcel 1 for structural support as set forth and defined in Article 3 of the Declaration of Covenants, Conditions, Restrictions and Easements for Market Street West recorded as Document No. 0926534068, as amended from time to time for ingress and egress, all in Cook County, Illinois.

Property of Cook County Clerk's Office