



THIS INSTRUMENT PREPARED BY:

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

Doc#: 1530110036 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/28/2015 11:35 AM Pg: 1 of 4

04/11/07

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 26th day of August, 2015, between Lexington Oaks LLC, an limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and James E. Harper and Mary E. Campe ("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, [ as Tenants by the Entirety ] 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.*

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 Oaks of Palatine, recorded in Cook County, Illinois as Document No. 1424529047 ("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.

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333-CD

**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): 02 - 15 - 200 - 005 - 0000

Address(es) of real estate: 769 N. Winchester Drive, Palatine, Illinois 60067

REAL ESTATE TRANSFER TAX		27-Aug-2015
	COUNTY:	184.50
	ILLINOIS:	369.00
	TOTAL:	553.50
02-15-200-005-0000   20150801617611   0-369-088-384		



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**CHICAGO TITLE  
COMPANY**

**LEGAL DESCRIPTION**

**Order No.:** 15015970SK

**For APN/Parcel ID(s):** 02-15-200-005 (for T/P)

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THE SOUTH 28.14 FEET OF THE NORTH 62.68 FEET OF LOT 4 IN LEXINGTON OAKS  
SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE NORTHWEST  
1/4 OF SECTION 15 AND THE SOUTHEAST 1/4 OF SECTION 10, ALL IN TOWNSHIP 42 NORTH,  
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED SEPTEMBER 2, 2014, AS DOCUMENT 1424529045 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office