



Doc#: 1613204018 Fee: \$48.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2016 10:49 AM Pg: 1 of 6

Ku

SPECIAL WARRANTY DEED

Prepared by:

Christina Brotto
BrottoFreel LLC
32 South Adams Street
Hinsdale, Illinois 60521

After recording, mail to:

Jesse K. Myslinski
Law Offices of Jesse K. Myslinski, P.C.
201 East Army Trail Road, Suite 202
Bloomington, Illinois 60108

CAO

2015/11/7/1

THIS SPECIAL WARRANTY DEED is made as of June 29, 2015, between VILLAGE ENCLAVE, LLC, an Illinois limited liability company ("Grantor"), and STANLEY CHRACA and ANIELA CHRACA, husband and wife, as JOINT TENANTS, not as tenants in common or as tenants by the entirety (collectively, "Grantee"), having an address of 358 Timber Ridge Drive, Bartlett, Illinois 60103.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/ 100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, forever, all of Grantor's right, title and interest in and to the following described Real Estate (the "Property") situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

LOT 8 IN THE VILLAGE ENCLAVE OF SOUTH BARRINGTON SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S Y
P 6
S N
SC Y
INT AB

8852742

BOX 333-CP

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Permanent Index No.: 01-34-300-004-0000

Property Address:

23 ENCLAVE CT., SOUTH BARRINGTON, IL
 Lot 8, Village Enclave Subdivision, South
 Barrington, Illinois 60010

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 Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever, subject to those matters set forth in Exhibit A attached hereto and made a part hereof.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns that it has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters set forth in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF Grantor has executed this Deed as of the day and year first above written.

[Signature on following page.]

REAL ESTATE TRANSFER TAX

30-Jun-2015



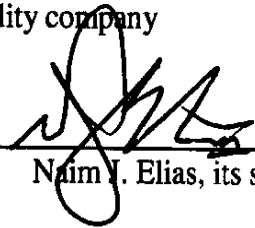
COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

01-34-301-008-0000 | 20150601001531 | 1-433-789-312

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GRANTOR

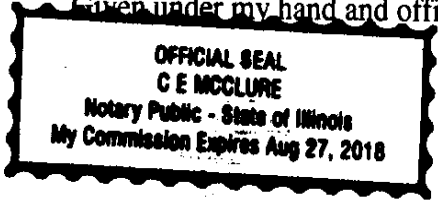
VILLAGE ENCLAVE, LLC, an Illinois limited liability company

By: 
Naim Y. Elias, its sole Member

STATE OF ILLINOIS }
 } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that NAIM J. ELIAS, personally known to me to be the sole Member of VILLAGE ENCLAVE, LLC, an Illinois limited liability company, and 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 as such Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of JUNE, 2015.



[NOTARIAL SEAL]


Notary Public

My Commission Expires: Aug 27, 2018

Send subsequent tax bills to:

Stanley Chraca and
Aniela Chraca
358 TIMBER RIDGE DR.
BARTLETT, IL 60103

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Exhibit A

PERMITTED EXCEPTIONS

1. TAXES AND ASSESSMENTS WHICH ARE A LIEN, BUT WHICH ARE NOT YET BILLED, OR ARE BILLED BUT ARE NOT YET DELINQUENT AND ANY ASSESSMENTS NOT SHOWN ON THE PUBLIC RECORDS.
2. ANY LAWS, REGULATIONS OR ORDINANCES (INCLUDING, BUT NOT LIMITED TO, ZONING, BUILDING AND ENVIRONMENTAL MATTERS) AS TO THE USE, OCCUPANCY, SUBDIVISION OR IMPROVEMENTS OF THE PROPERTY ADOPTED OR IMPOSED BY ANY GOVERNMENTAL AGENCY.
3. ACTS DONE OR SUFFERED BY, THROUGH OR UNDER, OR JUDGMENTS AGAINST, GRANTEE.
4. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS AND STREET, ROAD AND HIGHWAY RIGHTS OF WAYS, IF ANY.
5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR HIGGINS ROAD (STATE ROUTE 72) AS SET FORTH IN DOCUMENTS RECORDED AS NUMBERS 12066117 AND 12066121 AND 12647595.
6. BUILDING LINE AS SHOWN ON THE PLAT OF VILLAGE ENCLAVE OF SOUTH BARRINGTON, AFORESAID, AS FOLLOWS:

THE NORTH 25 FEET, WEST 25 FEET, SOUTHWESTERLY 25 FEET, SOUTH 25 FEET, EAST 25 FEET AND NORTHEASTERLY 40 FEET.
7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON, NICOR GAS COMPANY, AT&T AND XFINITY CABLE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 1421745047, AFFECTING THE EAST 10 FEET AND NORTHEASTERLY 20 FEET OF THE LAND.
8. EASEMENT IN FAVOR OF VILLAGE OF SOUTH BARRINGTON, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER

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WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO FOR DRAINAGE EASEMENT CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 1421745047, AFFECTING THE NORTHEASTERLY 20 FEET OF THE LAND. 17.

9. EASEMENT IN FAVOR OF VILLAGE OF SOUTH BARRINGTON AND TO OWNERS OF ALL THE LOTS AND FUTURE LOTS IN SUBDIVISION, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO FOR ROADWAY EASEMENT CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 1421745047, AFFECTING THE NORTHEASTERLY 20 FEET OF THE LAND.
10. NOTES ON THE PLAT OF VILLAGE ENCLAVE OF SOUTH BARRINGTON AS FOLLOWS:

EASEMENT NOTES:

1. AN ACCESS EASEMENT, ROADWAY EASEMENT, PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT 1 (ENCLAVE COURT), EXCEPT FOR AN AREA IDENTIFIED AS NON-EASEMENT AREA HEREON.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT 4 AND OUTLOT 5.

ACCESS NOTES:

1. THERE SHALL BE NO DIRECT ACCESS TO OR FROM ILLINOIS ROUTE 72 (HIGGINS ROAD) FROM OUTLOT 2 AND OUTLOT 3.
2. THERE SHALL BE ONE FULL ACCESS TO AND FROM ILLINOIS ROUTE 72 (HIGGINS ROAD) FROM OUTLOT 1.

ACCESS EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH BARRINGTON AND TO THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THE SUBDIVISION TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE ACCESS TO THE SUBDIVIDED PROPERTY AND TO PROVIDE INGRESS AND EGRESS TO AND FROM ILLINOIS ROUTE 72 (HIGGINS ROAD), OVER AND ACROSS ALL OF OUTLOT 1, AS SHOWN ON THE PLAT HEREIN. THIS EASEMENT MAY BE FURTHER GOVERNED BY THE VILLAGE ENCLAVE OF SOUTH BARRINGTON, ILLINOIS,

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT. NOTWITHSTANDING THE FOREGOING, THIS EASEMENT SHALL NOT BE FOR THE BENEFIT OF THE OWNERS OF ANY ADJACENT LANDS OR FOR THE BENEFIT OF THE PUBLIC FOR ACCESS TO AND FROM THE ADJACENT LANDS.

ROADWAY EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH BARRINGTON AND TO THE OWNERS OF ALL LOTS AND FUTURE LOTS WITHIN THE SUBDIVISION TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, RENEW, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME THE ROADWAY PAVEMENT, SUB-GRADE MATERIAL AND CONCRETE CURBING LOCATED WITHIN THE SUBDIVIDED PROPERTY SHOWN AND LABELED "ROADWAY EASEMENT" AS SHOWN ON THE PLAT HEREFIN. THIS EASEMENT MAY BE FURTHER GOVERNED BY THE VILLAGE ENCLAVE OF SOUTH BARRINGTON, ILLINOIS, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0158J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLAN (METRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

11. TERMS AND CONDITIONS OF 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 DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO HOMEOWNERS' ASSOCIATION, ARCHITECTURAL GUIDELINES, COVENANTS FOR MAINTENANCE ASSESSMENTS, PROPERTY RIGHTS, AMONG OTHERS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 2014 AS DOCUMENT NO. 1420529080 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.