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Doc#: 1616204030 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2016 10:19 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 9th day of May, 2016, between **ARBORS OF BARRINGTON, 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, party of the first part, and **OZLEN ER**, of South Barrington, Illinois, as party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

MS
15CA 8920536 NC

PARCEL 1:

UNIT NUMBER 10-588 IN THE ARBORS AT BARRINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND LANDS IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617210095, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF **PARKING SPACE G-D.6**, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617210095.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 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 same, by through or under it, subject to: (a) general real estate taxes not due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any, provided that the title insurer is willing to issue its endorsement over said encroachments; (e) Acts done or suffered by purchasers; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; (g) Declaration of Condominium Ownership and all amendments thereto, if any; and (h) Acts done or suffered by Purchasers.

Permanent Real Estate Index Numbers: 01-02-202-050-1064
Address of Real Estate: Unit 10-588, 588 W. Russell, Barrington, Illinois 60010

street

REAL ESTATE TRANSFER TAX		18-May-2016
COUNTY:	ILLINOIS:	115.00
	TOTAL:	230.00
		345.00

Box 400

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

ARBORS OF BARRINGTON, LLC,
a Delaware limited liability company

By: *Thomas E Meador*
Name: THOMAS E. MEADOR
Its: SECRETARY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS E. MEADOR, the Secretary of Arbors of Barrington, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Treasurer of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of May, 2016.



JS
Notary Public

After Recording Mail To:

JAN ZABEL
55 W MONROE, SUITE 3950
CHICAGO, IL 60603

Send Subsequent Tax Bills To:

OZLEN ED
32 W. LINDEN
SOUTH BARRINGTON, IL 60016

This instrument was prepared by:

Steven L. DeGraff, Esq.
Much Shelist, P.C.
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Chicago, Illinois 60606