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This Document Prepared by:
Nigro Westfall, & Gryska, P.C.
1793 Bloomingdale Road
Glendale Heights, IL 60139

Doc#: 1721308247 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2017 11:30 AM Pg: 1 of 4

After Recording Send to:
Joel S. Hymen (172364)
1411 McHenry Road, #125
Buffalo Grove, IL 60089

Dec ID 20170701685456
ST/CO Stamp 1-764-623-296 ST Tax \$100.00 CO Tax \$50.00

Send Subsequent Tax Bills To:
Eleonora Zagorska
1799 Plainfield Drive
Des Plaines, IL 60018

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of July, 2017, by and between OLD SECOND NATIONAL BANK, a banking organization, whose address is 37 S. River Street, Aurora, IL 60506 ("Grantor") and Eleonora Zagorska, who address is 1799 Plainfield Drive, Des Plaines, IL 60018, ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of Elk Grove Village, County of Cook, State of Illinois:

For a complete description of the property, see Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.



11 Chicago Title 172364 128474 W#

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Address of Property: 1881 Commerce, Units 106 and 107, Elk Grove Village, IL 60007

Permanent Real Estate Index Number: 08-26-100-042-1006 and 08-26-100-042-1007

WITNESS the signature of the Grantor the day and year first above written.

OLD SECOND NATIONAL BANK,
a banking organization

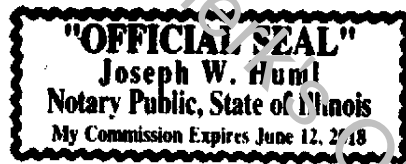
By: *Aaron Johnson*
AARON JOHNSON,
Assistant Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron Johnson, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Assistant Vice President of Old Second National Bank for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2017.

Joe
NOTARY PUBLIC
Commission expires: 6/12/18



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EXHIBIT A

UNITS NOS. 106 AND 107, IN THE MERCURY OFFICE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 1 IN FRISBIES RESUBDIVISION NUMBER 2 OF LOTS 9 AND 10 IN FRISBIES'S SUBDIVISION OF PART OF LOT 2, IN ASSESSOR'S DIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 26, OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDIMINIUM RECORDED AS DOCUMENT NUMBER 0010322824 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 08-26-100-042-1006 and 08-26-100-042-1007

Address(es) of Real Estate: 1881 COMMERCE DRIVE, UNITS 106 and 107, ELK GROVE VILLAGE, IL 60007

Property of Cook County Clerk's Office

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EXHIBIT B

SUBJECT TO: Covenants, conditions, certifications, and restrictions of record, building lines, easements and other matters set forth on subdivision plat, including, General Taxes for 2016 Second Installment and subsequent years.

Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

(A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded April 20, 2001 as Document NO. 0010522324, as amended from time to time; and

(B) Limitations and conditions imposed by the Condominium Property Act.

Easement in favor of the Commonwealth Edison company and the Illinois Bell Telephone 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 grant recorded/filed as Document NO. 20113056, affecting the Land. (For exact location of said easement see document) (Affects underlying Land)

Notice of requirements of storm water detention recorded January 6, 1976 as Document 23345524. (Affects underlying Land)

25 Foot building line as shown on the plat of said Subdivision recorded March 3, 1975 as Document 23010603 on the Easterly line of Lot 10 and over the Easterly line of Lot 1 as shown on Frisbie's Resubdivision No. 2 recorded May 1, 1979 as Document 24941626. (Affects underlying Land).

Easement for underground public utilities, sewer, water and drainage as shown on Plat of Subdivision recorded March 3, 1975 as Document 23010603 over the North 25 feet and the south 15 feet of Lot 10 and over the North 25 feet and the south 15 feet of Lot 1 as shown on the plat of Frisbie's Resubdivision No. 2 recorded May 1, 1979 as 24941626. (Affects underlying Land)

Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company and Northern Illinois Gas 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. 23010603 and 24941626, affecting the North 25 feet and the South 15 feet of the Land.

Easement disclaimer made by the Commonwealth Edison Company recorded May 1, 1979 as Document 24941625 disclaiming the easement over the West 5 feet (except the North 25 feet and except the South 15 feet thereof) of Lot 10. (Affects underlying Land)