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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 1823512025 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2018 09:42 AM Pg: 1 of 4

UPON RECORDING MAIL TO:

Leo J. Delaney
2 S. Whitnell St.
Grayslake, IL 60030

Dec ID 20180801661377
ST/CO Stamp 1-199-472-416 ST Tax \$540.00 CO Tax \$270.00

SEND SUBSEQUENT TAX BILLS TO:

Jeanette Schoonmaker
18 S. Fairview, Unit 4S
Park Ridge, Illinois 60068

18GSA825001LP
1/1

The Grantor, Fairview Station South, LLC, an Illinois limited liability company, ("Grantor"), of 7100 N. Oriole, Chicago, IL 60636, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS Jeanette Schoonmaker, ("Grantee"), of 2S439 White Birch Lane, Wheaton, Illinois 60189, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants 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) current non-delinquent real estate taxes and taxes for the year 2018 and subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) the Illinois Condominium Act, including all amendments thereto, (iv) covenants, conditions, agreements, building lines, party wall agreements and restrictions of record; (v) applicable building and zoning laws, statutes, ordinances and restrictions; roads and highways, if any; (vi) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Units 4S and P-3 had no 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 for the benefit of said property set forth in the Declaration of Condominium described in Exhibit A hereto (the "Declaration"), 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 09-35-202-015-0000 & 09-35-202-016-0000

Address of real estate: 18 South Fairview, Units 4S and P-3, Pk Ridge II 60068

Dated this 10th day of August, 2018.

Fairview Station Center LLC, an Illinois limited liability company

By: Patrick J. O'Flaherty
Patrick J. O'Flaherty, Manager



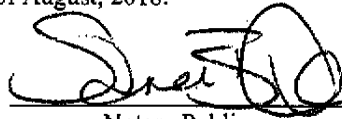
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44938

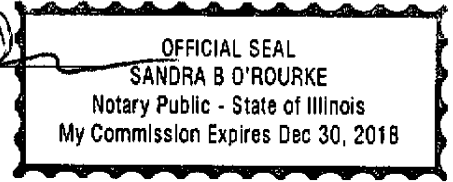
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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT Patrick J. O'Flaherty, personally known to me to be the Manager of Fairview Station Center, LLC, an Illinois limited liability company, and personally know 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 Manager, he signed and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of August, 2018.


Notary Public



This instrument prepared by:

John R. Joyce, Esq.
Roetzel & Andress LPA
30 North LaSalle Street, Suite 2800
Chicago, IL 60602

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 4S AND P-3 IN THE FAIRVIEW STATION CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19, IN BLOCK 5, IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1823512025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

EXEMPTING THEREFROM THE FOLLOWING:

Parcel 1 (Commercial Space):

The following parcel of land lying above a horizontal plane at elevation +648.47 feet (North American Vertical Datum of 1988) and lying below a horizontal plane at elevation +657.73 feet (North American Vertical Datum of 1988), described as follows:

Beginning at the point 1.04 feet Northeasterly and 8.0 feet Northwesterly of the Southeast Corner of said Lot 19;

Thence Northwesterly, a distance of 21.41 feet; thence Northeasterly, a distance of 19.05 feet; thence Southeasterly, a distance of 10.65 feet; thence Northeasterly, a distance of 9.21 feet; thence Northwesterly, a distance of 16.85 feet; thence Northeasterly, a distance of 13.90 feet; thence Southeasterly, a distance of 5.62 feet; thence Southwesterly, a distance of 2.51 feet; thence Southeasterly, a distance of 5.80 feet; thence Northeasterly, a distance of 2.50 feet; thence Southeasterly, a distance of 10.31 feet; thence Southwesterly, a distance of 1.00 feet; thence Southeasterly, a distance of 8.06 feet; thence Southwesterly, a distance of 41.22 feet to the Point of Beginning, in Cook County, Illinois.

Parcel 2 (Commercial Parking Units P-7 to P-10):

The following parcel of land lying above a horizontal plane at elevation +647.40 feet (North American Vertical Datum of 1988) and lying below a horizontal plane at elevation +655.40 feet (North American Vertical Datum of 1988), described as follows:

Beginning at the point 0.27 feet Southeasterly and 1.50 feet Southwesterly of the Northwest Corner of said Lot 19;

Thence Southeasterly, a distance of 27.50 feet; thence Southwesterly, a distance of 20.00 feet; thence Northwesterly, a distance of 8.50 feet; thence Southwesterly, a distance of 14.00 feet; thence Northwesterly, a distance of 19.00 feet; thence Northeasterly, a distance of 34.00 feet to the Point of Beginning, in Cook County, Illinois.

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PARCEL 2:

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1802116026, WITH THE COOK COUNTY RECORDER'S OFFICE.

Commonly Known As: 18 S. Fairview Avenue, Park Ridge, Illinois 60068

Permanent Index Number: 09-35-202-015-0000 and 09-35-202-016-0000

Property of Cook County Clerk's Office