

When Recorded Mail To:

BORJAN KOVACEVIC ESQ.  
104 Main Street, Suite 2B  
Park Ridge, Illinois 60068

Doc#: 2334713312 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2023 10:00 AM Pg: 1 of 4

Dec ID 20231201690019  
ST/CO Stamp 0-192-888-880 ST Tax \$137.00 CO Tax \$68.50

Name and Address of Grantee

& Mail Tax Bill to:

Miguel A. Rivera  
6000 Lake Bluff Drive, Unit 701  
Tinley Park, Illinois 60477

**For Recorder's Use Only**

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 16<sup>th</sup> day of December, 2023 between OLD NATIONAL BANK, a national banking association, P.O. Box 3862, Evansville, Indiana 47737, party of the first part, and MIGUEL A. RIVERA and SASHA RIVERA, not as Tenants in Common and Tenants by the Entirety but as Joint Tenants with the right of survivorship, 6000 Lake Bluff Drive, Unit 701, Tinley Park 60477, 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 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all of the following described real estate, situated in the County of Lake and State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, forever.

Party of the first part, for itself, and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that except for those representations and warranties in the Agreement of Purchase and Sale between the parties, the property is being sold "AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose. 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, and successors, that it had 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 (a) general exceptions of the title commitment; (b) general real estate taxes not yet due and payable at the time of closing; (c) covenants, conditions, and restrictions of record; (d) public and utility easements of record; (e) building lines and building and zoning laws and ordinances; (f) drainage ditches, feeder, laterals and drain tile, pipe or other conduit; (g) annexation agreement and annexation ordinances of record; (h) all special governmental taxes or assessments

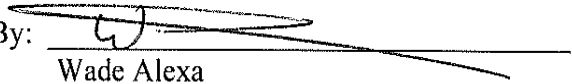
# UNOFFICIAL COPY

confirmed and unconfirmed; (i) use or occupancy restrictions; (j) zoning laws and ordinances; (k) public roads and highways, if any; (l) party wall rights and agreements, if any; (m) condominium regular or special assessments confirmed and unconfirmed; (n) limitations and conditions imposed by the Illinois Condominium Property Act, Illinois Common Interest Community Act, and declaration of covenants, if any; (o) acts done by or suffered through party of the second part; (p) reservation of mineral rights; (q) any code violations currently existing on or in the subject property; and (r) those other title exceptions assumed by party of the second part under the terms of the purchase contract.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and had caused its name to be signed to these presents by its Senior Vice President as of the day and year first above written.

**OLD NATIONAL BANK**, a national banking association,

By: \_\_\_\_\_

  
Wade Alexa  
Senior Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

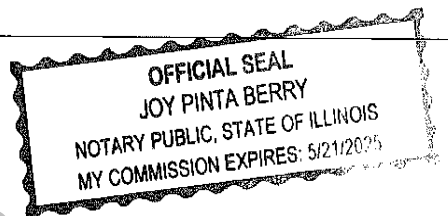
STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Wade Alexa**, Senior Vice President, of Old National Bank, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial seal this 2<sup>th</sup> day of December, 2023.

Joy Pinta Berry  
Notary Public

My Commission expires:



**This Instrument Prepared by:**

Tina M. Jacobs, Esq.  
Joy Pinta, Esq.  
JACOBS & PINTA  
77 West Washington Street, Suite 1005  
Chicago, Illinois 60602  
(312) 263-1005

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

##### PARCEL 1:

UNIT 6000-701, IN EDGEWATER WALK LAKEBLUFF CONDOMINIUM, TOGETHER WITH THE EXCLUSIVE USE OF LIMITED COMMON ELEMENT GARAGE SPACE 24B, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOTS 1 AND 2 IN EDGEWATER WALK TOWERS, BEING A RESUBDIVISION OF LOT 1 IN EDGEWATER WALK PHASE III-A, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO DOCUMENT NUMBER 86031459 RECORDED JANUARY 23, 1986, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94065025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 24B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94065025.

#### COMMON ADDRESS:

6000 LAKE BLUFF DRIVE  
UNIT 701  
TINLEY PARK, ILLINOIS 60477

#### PERMANENT INDEX NO:

28-29-200-021-1070