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Mail To:

Maricela Haezel

Kaetz/Kaetz/Kaetz Public

181 N. LaSalle - Suite 5001

Chicago, IL 60601

Name & Address of Taxpayer:

Gisela H. Kaetz

1243 E. Palatine #209

Palatine, IL 60067

97926294

PARCEL NO 1437
TAX PARCEL NO 9034

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of December, 1997, between Edison Development Company, a corporation 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 Gisela H. Kaetz, a single person, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Parcel 1:

Unit 209 in San Tropai Condominium, as delineated on Survey, of the following described parcel of land (hereinafter referred to as parcel): that part of the South 780.0 feet, as measured at right angles to the South line thereof, of the Northwest ¼ of the Northeast ¼ of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said Northwest ¼ of the Northeast ¼ thence East along the South line of said Northwest ¼ of the Northeast ¼, 282.96 feet; (the South line of said Northwest ¼ of the Northeast ¼ being assumed as running due East and West for this legal description) thence North 167.0 feet to a point for a place of beginning of the parcel of land therein described; thence West 77.0 feet; thence North 88.0 feet; thence West 13.40 feet; thence North 217.17 feet; thence East

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77.0 feet; thence South 123.0 feet; thence East 71.40 feet; thence South 59.17 feet; thence West 58.0 feet; thence South 123.0 feet to the place of Beginning in Cook County, Illinois, which survey is attached as exhibit "A" to declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust number 1067400 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document number 23448135 together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey)

Parcel 2:

Easements for ingress and egress for the benefit of parcel 1, as defined and set forth in Master Declaration of Covenants, conditions and restrictions and easements for San Trojai planned residential development, made by Chicago Title and Trust Company Trust number 1067400, dated March 31, 1976 and recorded April 12, 1976 as Document number 23448134, and created by deed from Chicago Title and Trust Company Trust number 1067400 to Earl J. Hallman and Elizabeth H. Hallman, his wife recorded April 28, 1977 as Document 23905430, in Cook County, Illinois.

Subject to:

1. General real estate taxes for 1997 and subsequent years which are not yet due and payable.
2. Easement in, upon, under, over and along a strip of land 10 feet in width described as follows:

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Thence South along the West line of the Northeast $\frac{1}{4}$ of said Section 12, 545.83 feet; thence East 25 feet to the point of beginning; thence continuing East parallel with the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12, 1296.43 feet; thence South parallel with the East line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 770 feet; thence West parallel with the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12, 1296.43 feet thence North parallel with the West line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12, 770 feet to the point of beginning, in favor of Northern Illinois Gas Company, to lay and maintain all necessary Gas facilities, together with right of access thereto, as created by grant to Northern Illinois Gas Company, recorded February 25, 1974 as Document 22636725 (affects Parcel 2).

3. Grant of Easement recorded June 20, 1974 as Document 22757118 by Chicago Title and Trust Company, Corporation of Illinois as Trustee and known as Trust number 60884 to the Commonwealth Edison Company and the Illinois Bell Telephone Company and their respective successors and assigns for Public Utilities purposes recorded June 20, 1974 as Document 22757118 (affects the land underlying Parcel 1 and affects Parcel 2 and other property).
4. Covenants, Conditions, Restrictions and Easements contained in Master Declaration of Covenants, Conditions, Restrictions and Easements for San

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Tropai planned residential development, dated March 31, 1976 and recorded April 12, 1976 as Document 23448134, relating to definitions; Easements and Reserved Rights; Use of Common and Recreation Areas; Limitations relating to; Common and Recreation Areas; Association(s); Membership; Voting; Selection and Powers of Board; Assessments; Insurance; Damage and Restoration of Common Properties; Supplemental Declarations, addition to development; Additional Rights of Developer; Exterior Control; and General Provisions.

5. The Condominium survey depicts the following easement:
Easement Document 22757118 10 feet along the West line of Parcel 1, 8 feet on Parcel 1, and 2 feet on the land West an adjoining, being part of Parcel 2.
6. (A) Terms, Provisions, Covenants, Conditions and Options contained in and rights and easements established by the Declaration of Condominium Ownership recorded April 12, 1976 as Document 23448135.
(B) Limitations and Conditions imposed by the 'Condominium Property Act.'
7. Terms, Provisions and Conditions relating to the easement described as Parcel No. 2 contained in the instrument creating such easement.
8. Rights of the adjoining owner or owners to the concurrent use of the easement.

Address of Property: 1243 East Baldwin Lane, #209, Palatine, Illinois 60067
Tax I.D. Number: 02-12-200-021-1052

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all (his) estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, for itself and its successors, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does warrant to the party of the second part, their heirs and assigns that it has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above; and said party of the first part covenants that it will defend said premises to the extent of the warranties made herein against the lawful claims of all persons.

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

EDISON DEVELOPMENT COMPANY

By John M. Schuh
John M. Schuh
Agent for Edison Development Company
Real Estate Administrator
Commonwealth Edison Company

This instrument was prepared by Zojacqueline Williams on behalf of Edison Development Company, One First National Plaza, Chicago, Illinois 60670.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

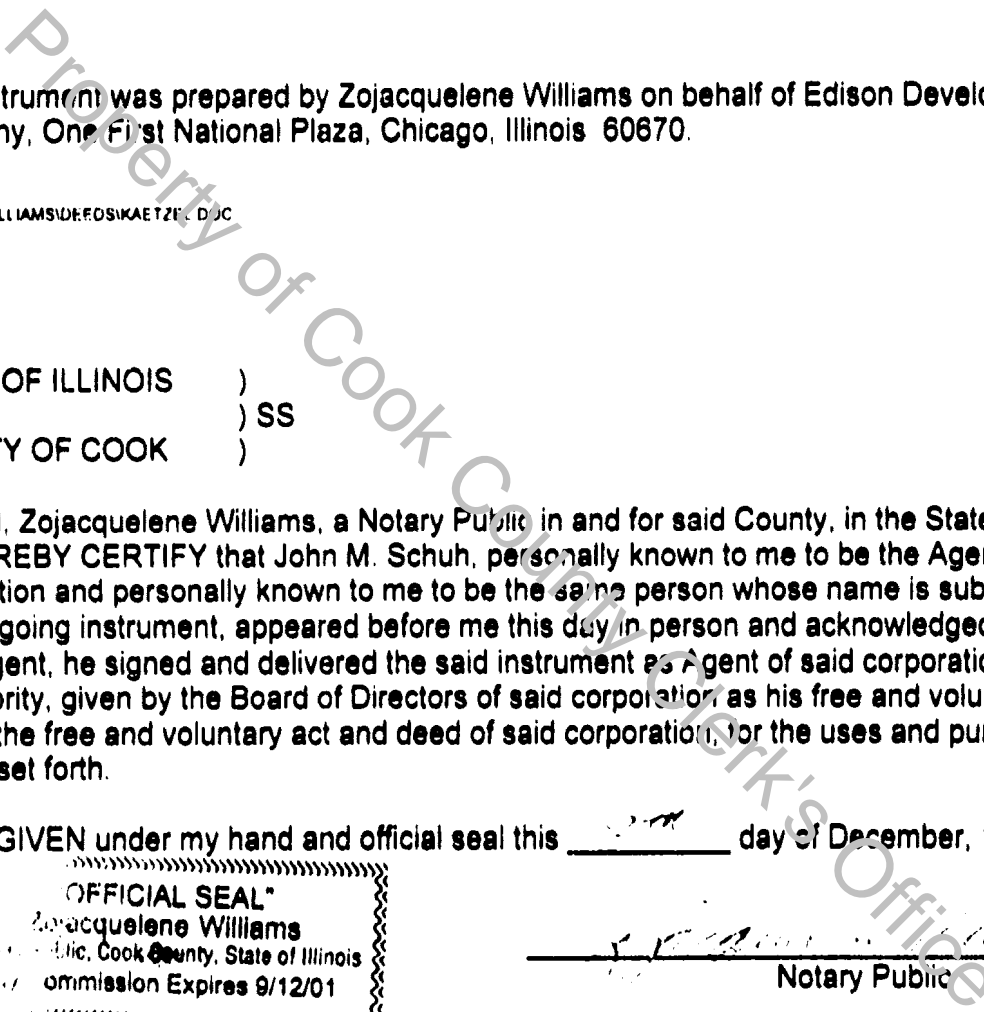
I, Zojacqueline Williams, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John M. Schuh, personally known to me to be the Agent of the corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Agent, he signed and delivered the said instrument as Agent of said corporation, pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of December, 1997.

OFFICIAL SEAL
Zojacqueline Williams
Notary Public, Cook County, State of Illinois
Commission Expires 9/12/01

John M. Schuh
Notary Public

My Commission Expires: 9/12/01



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