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GEORGE E. CGLE®  
LEGAL FORMS

No. 803 REC  
February 1996

**SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)**



00551587

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2000-07-24 10:08:04  
Cook County Recorder 25.50

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THIS AGREEMENT, made this 14th day of July, 2000, between River Mill-Wheeling, L.L.C., a company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first

part, and Mikhail Mats and Larisa Mats, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS (1487 Chippewa Trail, Mt. Prospect, IL 60090) (Name and Address of Grantee) 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 Board of Managers of said company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to it's heirs and assigns, FOREVER, all the following described real estate, situated in the County of DuPage and State of Illinois known and described as follows, to wit:

(see legal description attached hereto)

Together with all and singular the hereditaments and appurtenances ther unto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's heirs and assigns forever.

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, it's 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 03-12-300-023 (also covers other property)

Address(es) of real estate: 784 River Walk Drive, Wheeling, Illinois 60090

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its~~ xxxxxx ~~President and attested by its~~ xxxxxx ~~Secretary~~, the day and year first above written.

RIVER MILL-WHEELING, L.L.C.  
By: Hearthstone Advisors, Inc., its Manager  
(Name of Corporation)

1st AMERICAN TITLE order # DF002870C  
lw 10/2

By Cindy Gilmore  
Cindy Gilmore, Sr. Investment Mgr. President

Attest: \_\_\_\_\_

This instrument was prepared by Burnside Construction Management Company Secretary  
Irene Smetana, 2400 Wisconsin Ave., Downers Grove, IL 60515  
(Name and Address)

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00751587

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

RON LAKE  
(Name)  
1941 ROHLWING RD  
(Address)  
ROWING MEADOWS, IL  
(City, State and Zip) 60008

Mikhail Mats and Larisa Mats  
(Name)  
784 River Walk Drive  
(Address)  
Wheeling, Illinois 60090  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

STATE OF Illinois  
COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the President of Hearthstone Advisors, Inc., manager for a company River Mill-Wheeling, L.L.C., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Managers of said company as their 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 1<sup>st</sup> day of July, 2000.  
Irene Yacko  
Notary Public

Commission expires

OFFICIAL SEAL  
IRENE YACKO  
Notary Public, State of Illinois  
My Commission Expires 02/27/2001

Box

SPECIAL WARRANTY DEED

Corporation to Individual

Stamp area containing: REAL ESTATE TRANSACTION TAX, REVENUE STAMP JUL 19 2000, STATE OF ILLINOIS, and a handwritten amount of 92.50.

MAIL TO

GEORGE E. COLE  
LEGAL FORMS

Legal Description Attachment

0023  
Unit ~~23~~ in River Mill Crossing Condominium as delineated on a survey of certain lots in River Mill Crossings, being a Subdivision in the Southwest Quarter of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, which Survey is attached as Exhibit "C" to the Declaration of Condominium as recorded June 16, 2000 as document 00446676 as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to the following:

1999 taxes and subsequent years; also subject to restrictions, conditions, easements, and building lines of record, if any; and also subject to the Illinois Condominium Property Act.

Commonly known as: 784 River Walk Drive, Wheeling, Illinois 60080

PIN Number(s): (also covers other property)

03-12-300-023

03-12-300-043

03-12-300-~~113~~ 189

03-12-300-046

03-12-300-047

THE GRANTOR 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 BE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.