

GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

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2000-07-24 10:18:40
Cook County Recorder 25.50

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



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Above Space for Recorder's use only

THIS AGREEMENT made this 12th 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 Albert Estrin
(450 Plum Creek Drive, #102
Wheeling, 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 Cook and State of Illinois known and described as follows, to wit:

(see legal description attached hereto)

1st AMERICAN TITLE order # DF003285C

Together with all and singular the hereditaments and appurtenances the 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: 778 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~~ Sr. Investment Mgr. 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)

By Cindy Gilmore
President

Attest: _____
Secretary

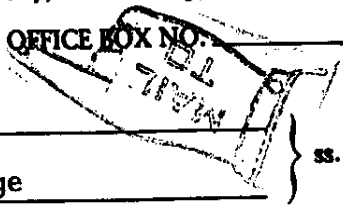
This instrument was prepared by Burnside Construction Management Company
Irene Smetana, 2400 Wisconsin Ave., Downers Grove, IL 60515
(Name and Address)

UNOFFICIAL COPY 00551619

MAIL TO: JAN WEINSTEIN
(Name)
5750 OLD ORCHARD RD, #530
(Address)
SKOLLE, IL 60077
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Albert Estrin
(Name)
788 River Walk Drive
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____
STATE OF Illinois
COUNTY OF DuPage



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 Sr. Investment Mgr. President of Hearthstone Advisors, Inc., manager for River Mill-Wheeling, L.L.C. a company, personally known to me to be the Sr. Investment Mgr. President and _____ Sr. Investment Mgr. President and _____ Sr. Investment Mgr. President and _____ Sr. Investment Mgr. President, 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 Sr. Investment Mgr. President and _____ Sr. Investment Mgr. President and _____ Sr. Investment Mgr. President delivered the said instrument and consented to the same and executed the same, 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 company for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of June 2000.



Karen E. Doerr
Notary Public
Commission expires Feb. 4, 2004

Box _____

SPECIAL WARRANTY DEED
Corporation to Individual

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
102.00
REVENUE STAMP JUL 19 00
REAL ESTATE TRANSACTION TAX
Cock County

GEORGE E. COLE®
LEGAL FORMS

Legal Description Attachment

Unit 0031 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: 778 River Walk Drive, Wheeling, Illinois 60080

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

03-12-300-023

03-12-300-043

Property of Cook County Clerk's Office