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2000-07-28 09:54:49
Cook County Recorder 25.50

GEORGE E. COLE
LEGAL FORMS

No. 803 REC
February 1996

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



00572380

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THIS AGREEMENT, made this 19th day of July, 2000, between _____
River Mill-Wheeling, L.L.C., a ~~corporation~~ ^{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 Lora Drobetsky
(3141 Cottonwood Ct, Highland Park, IL 60035) (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 ~~corporation~~ ^{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 thereto 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: 770 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 ~~xxxxxx~~ ~~Secretary~~, the day and year first above written.
Sr. Investment Mgr.
RIVER MILL-WHEELING, L.L. C.
By: Hearthstone Advisors, Inc., its Manager
(Name of Corporation)

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

Attest: _____
Secretary

1st AMERICAN TITLE order # DF003289C
lw 10/1

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

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MAIL TO:

R. Anthony DeFronzo
 (Name)
1701 E. LAKE AVE. #475
 (Address)
GLENVIEW, IL 60025
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Lora Drobetsky

(Name)

770 River Walk Drive

(Address)

Wheeling, Illinois 60090

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois

COUNTY OF DuPage

ss.

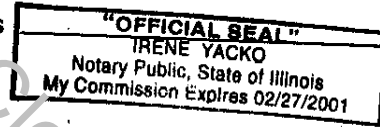
I, the undersigned, _____ a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____
 Sr. Invest-
 personally known to me to be the ment Mgr. President of Hearthstone Advisors, Inc., manager for
 a company ~~corporation~~, River Mill-Wheeling, L.L.C., personally 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 Sr. Investment Mgr. President and ~~Secretary~~ signed and
 delivered the said instrument ~~and caused the same to be sealed with the official seal of said corporation~~, pursuant to
 authority, given by the Board of Managers ~~of said corporation~~ 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 20th day of July 2000.

Irene Yacko

Notary Public

Commission expires _____



Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

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Legal Description Attachment

Unit 0035 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.

THE GRANTOR HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.


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: 770 River Walk Drive, Wheeling, Illinois 60080

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

03-12-300-023
03-12-300-043
03-12-300-443189
03-12-300-046
03-12-300-047

STATE TAX	STATE OF ILLINOIS  JUL. 27. 00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000015634	REAL ESTATE TRANSFER TAX 00190.50 FP326669
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REORDER ITEM #: TX-1000 LABEL

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  JUL. 27. 00 REVENUE STAMP	# 0000031189	REAL ESTATE TRANSFER TAX 00095.25 FP326670
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