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2000-08-07 11:06:33
Cook County Recorder 27.50



SPECIAL WARRANTY DEED
(Tenants by the
Entirety)

THIS INDENTURE, made
this 22nd day of
May, 2000,
between Avalon Sienna
L.L.C. a limited
liability 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 Howard B. Berniger & Myra P.
Berniger, husband and wife, 1725 Charles Court, Wheeling, IL
60090,

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, or in joint
tenancy but tenants by the entirety, WITNESSETH, that the party
of the first part, for and in consideration of the sum of Ten and
00/100 (\$10.00) Dollars and good and 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
Directors of the managing member of the party of said company,
by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the
party of the second part, not in tenancy in common, or in joint
tenancy but as tenants by the entirety, and to their 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:

as more fully described in Exhibit A attached hereto

Together with all and singular the hereditaments and
appurtenances thereunto 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 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, their 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, their 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:

410

STREET ADDRESS: 1725 CHARLES COURT LOT 149 UNIT 6D

CITY: WHEELING

COUNTY: COOK COUNTY


TAX NUMBER: 03-23-109-006-0000

LEGAL DESCRIPTION:

LOT 149 IN AVALON-SIENNA UNIT 6D BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



AUG. -7.00

COOK COUNTY


000001588

REAL ESTATE TRANSFER TAX
00277.00
FP 351009

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. -7.00

REVENUE STAMP

0000001550

REAL ESTATE TRANSFER TAX
0013850
FP 351021

General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; covenants, conditions and restrictions in Avalon Declaration of Covenants, Conditions, Restrictions ("Declaration").

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 1725 Charles Court, Wheeling, Illinois 60090

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

AVALON SIENNA L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation III, an Illinois corporation,
Managing member

By _____
Its: President

Attest: Marilyn Maynor
Its: ast Secretary

This instrument was prepared by Deborah T. Haddad,
1540 East Dundee Road, Suite 250
Palatine, Illinois 60067
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

Suite 300
(Name)
Mail Berle L. Schwartz
To: (Address)

Mrs & Mrs
(Name)
1725 Charles Ct
(Address)

1910 First St
(City, State and Zip)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

STATE OF Illinois }

ss.

COUNTY OF Cook }

I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moratti personally known to me to be the President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marilyn Magafis personally known to me to be the Assistant 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 Assistant 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 Directors of said corporation as managing member of Avalon Sienna L.L.C. 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 22nd day of May, 2000.

Denise A Kowalik
Notary Public

Commission expires 7-12-02

