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2000-08-07 11:06:33

Cook County Recorder

27.50

SPECIAL WARRANTY DEED (Tenants by the Entirety)

Ç.,

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

COOK COUNTY

RECORDER

EUGENE "GENE" MOORE

BRIDGEVIEW OFFICE



Above Space For Recorder's Use Only

party of the first part, and <u>Howard B. Berniger & Myra P.</u>
Berniger, husband and wife, 1725 Charles Court, Wheeling, IL
60090,

(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:

7/1

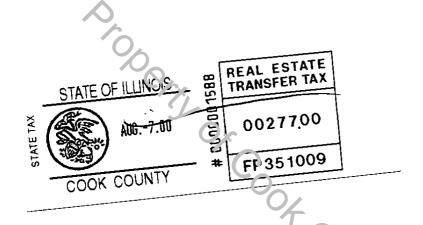
STREET ADDRESS: 1725 HARVESOURT LUIC! ALT 61CO P00596564 Page 2 of

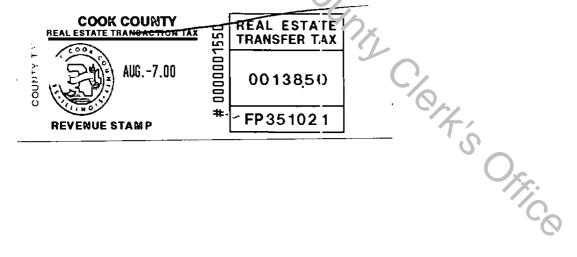
CITY: WHEELING COUNTY: COOK COUNTY

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.





UNOFFICIAL COP 9596564 Page 3 of 4

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 never affixed, and has caused its name to be signed to these presents by its President, and attended by its 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, Nan ging member
By
Attest: <u>Marly Marks</u> Its: <u>arr</u> 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:
Mail berle Klausertz 1725 Charles Ot To: (Address) (Address)
(City, State and Zip) OR RECORDER'S OFFICE BOX NO Wheeling, Illinois 60090 (City, State and Zip)
SONCHIO3\DWG\FIRMDOCS\ATTY\2057955.1

May 22, 2000

UNOFFICIAL COPY OF 4 OF 4

STATE OF	Illinois	}}	
			SS
COUNTY C	F Cook	}	

I Nowalik, a notary public in and for said County, in the State aforesaid,

DO HEREBY CEPTIFY that World 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 Marilya 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 the 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 <u>22rd</u> day of <u>May</u>, 2000.

Denise A Kowalik

Notary Public

Commission expires 7-12-02

"OFFICIAL SEAL"

DENISE A. KOWALIK

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 07/12/02