

GEORGE E. COLE®  
LEGAL FORMS

No. 803 REC  
February 1996

5535/0023 25 001 Page 1 of 3  
2000-08-24 09:18:12  
Cook County Recorder 25.50

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



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 11th day of August, 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 Man Hua Shen and George ~~XXXXXXXX~~ Lee ~~XXXXXXXX~~ and ~~XXXXX~~, WIFE HUSBAND, not as Joint\*  
(547 Williamsburg Ct., D2  
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)

\*Tenants or Tenants in Common, but as Tenants by the Entirety

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): 03-12-300-043 (also covers other property)

Address(es) of real estate: 752 River Walk Drive, Wheeling, Illinois 60090  
UNIT 0052

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~~ Sr. Investment Mgr. ~~xxxxxx~~ RIVER MILL-WHEELING, L.L. C. ~~and attested by its~~ ~~xxxxxx~~ Secretary, the day and year first above written.

By: Hearthstone Advisors, Inc., its Manager  
(Name of Corporation)

1082  
1st AMERICAN TITLE order # DF003721C

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)

3  
J

UNOFFICIAL COPY

Catherine Hua

(Name)

5000 N. Broadway, 2nd FL  
(Address)

Chicago, IL 60641  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Man Hua Shen/George Chia-Chi Lee

(Name)

752 River Walk Drive

(Address)

Wheeling, Illinois 60090

(City, State and Zip)

MAIL TO:

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. Investment Mgr. President of Hearthstone Advisors, Inc., manager for River Mill-Wheeling, L.L.C. a company, 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 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 company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August 2000.

*Irene Yacko*

Notary Public

Commission expires

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

SPECIAL WARRANTY DEED

Corporation to Individual

STATE OF ILLINOIS  
STATE TAX  
AUG. 21.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000016866  
0027000  
FP326660

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 21.00  
REVENUE STAMP  
# 0000033491  
REAL ESTATE TRANSFER TAX  
0013500  
FP326670

Box

162771 10/15/00

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

Legal Description Attachment **006533.16**

Unit 0052 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: 752 River Walk Drive, <sup>UNIT 0052</sup> Wheeling, Illinois 60090

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

03-12-300-023

03-12-300-043

03-12-300-046

03-12-300-047

03-12-300-189