

SPECIAL WARRANTY DEED  
(Corporation to  
Individual)  
(Illinois)  
THIS INDENTURE, made  
this 1st day of  
August, 2000, Between  
Westchester Woods  
L.L.C. 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,



COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

and Renee M. Phillips, 2538 Camberley Circle, Westchester, IL

(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 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 first part, by these  
presents does REMISE, RELEASE, ALLEN AND CONVEY unto the party of  
the second part, and to \_\_\_\_\_ 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, \_\_\_\_\_  
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, \_\_\_\_\_ 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 it WILL WARRANT  
AND DEFEND, the said premises, against all persons lawfully  
claiming, or to claim the same, by, through or under it, subject  
to:

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458079

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 (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Act; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser and Drainage ditches, tiles and laterals, if any; (o) annexation agreements.

Permanent Real Estate Index Number(s): 15-30-201-007-6666

Address(es) of real estate: 2538 Camberley Circle, (5-1-813-2538) Westchester, Illinois

IN WITNESS WHEREOF, 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 Asst. Secretary, the day and year first above written.

WESTCHESTER WOODS L.L.C.  
By: A.C. Homes Corporation VI,  
Managing Member, an Illinois Limited  
Liability Company

**TRANSFER STAMP**

CERTIFICATION OF COMPLIANCE

Village of Westchester

C.A. Huleman 9/19/00

By: \_\_\_\_\_  
Its: \_\_\_\_\_ President

Attest: Marilyn Meyers  
Asst. Secretary

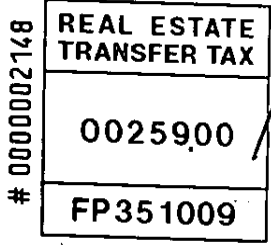
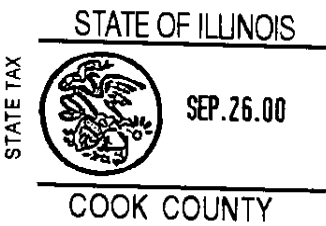
This instrument was prepared by Deborah T. Haddad, c/o Concord Development Corporation, 1540 East Dundee Road, Suite 350 Palatine, Illinois 60074 (NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

Palatine, Illinois 60067  
(City, State and Zip)



OR RECORDER'S OFFICE BOX NO \_\_\_\_\_





TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000458079 CH
STREET ADDRESS: 2538 CAMBERLEY CIR. UNIT #5-1-813-2538
CITY: WESTCHESTER COUNTY: COOK COUNTY
TAX NUMBER: 15-30-201-007-0000

LEGAL DESCRIPTION:

UNIT NUMBER 5-1-813-2538 IN THE WESTCHESTER WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN WESTCHESTER WOODS, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00,419,058, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

THE FIRST DEED OF LOT SHOULD CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE

COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. \_\_\_\_\_, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID COVENANTS AND RESTRICTIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN AFORESAID INSTRUMENT THE SAME AS THOUGH THE PROVISIONS CONTAINED THEREIN WERE RECITED AND STIPULATED AT LENGTH HEREIN."

NOTE: SAID COVENANTS AND RESTRICTIONS MUST BE RECORDED.