

UNOFFICIAL COPY

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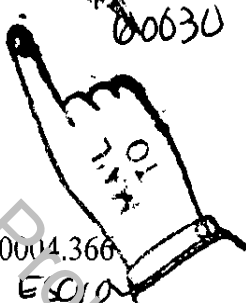
75/6/011 05 001 Page 1 of 6  
2000-11-27 12:28:16  
Cook County Recorder 31.50



00927739

Forward recorded document to:

JUDY L. DE ANGELIS  
767 WALTON LANE  
GRAYSLAKE, IL



30034\005\0004.366  
462154 ESO/0

ABOVE SPACE FOR RECORDER=S USE ONLY

TICOR TITLE INSURANCE

**SPECIAL WARRANTY DEED**  
(Individual)

This indenture, made this 1st day of November, 2000, between The Sexton 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 Matthew Yeterian, 360 W. Illinois #7A, Chicago, IL 60610, 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 Dollars (\$10.00) 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 Managing Member, by these presents does REMISE, RELEASE, ALIEN 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, 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:

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00927739

PROPERTY TAX  
378.50

159810  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP: NOV 22 '00  
p. 11430  
64.25

289820  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP: NOV 22 '00  
p. 11430  
124.00

PROPERTY TAX  
112.00

PROPERTY TAX  
105.00

PROPERTY TAX  
90.00

PROPERTY TAX  
100.00

Property of Cook County Clerk's Office

- (a) General real estate taxes for the current year not yet 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 Declaration for the Sexton, including matters relating to the Sexton Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereon; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-09-131-002; 17-09-131-003; 17-09-242-001 thru 004, 008; 17-09-500-021

Address(es) of real estate: 360 W. Illinois #7A, Chicago, Illinois, IN WITNESS  
WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

**THE SEXTON L.L.C., an Illinois limited liability company**

By: A.C. Homes Corporation V, an Illinois corporation, Managing Member

By:   
Its: President

THIS INSTRUMENT PREPARED  
BY :

Brian Meltzer  
MELTZER, FURILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

MATTHEW YETERLIAN

(NAME)

360 W. ILLINOIS #7A

(ADDRESS)

CH60, IL 60610

(CITY, STATE AND ZIP)

30034\005\0004.366