

UNOFFICIAL COPY

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473 / 0091 47 002 Page 1 of 4  
2000-12-07 12:31:28  
Cook County Recorder 27.50



SPECIAL WARRANTY DEED  
(Tenants by the  
Entirety)  
THIS INDENTURE, made  
this 1st day of November  
2000, between Westchester  
Woods L.L.C. an Illinois  
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,

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

and John H. Carson, & Marilyn A. Carson, Husband & Wife,  
2522 Camberley Circle, Westchester, IL

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, or in joint  
tenancy but as 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 first  
part, by these presents does REMISE, 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 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:

TICOR TITLE

462241

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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 judgments against Purchaser, or anyone claiming under Purchaser and Drainage ditches, tiles and laterals, if any; (o) annexation agreements.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 2522 Camberley Circle  
(Unit#3-1-813-2522), 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

By: [Signature]  
Its: \_\_\_\_\_ President

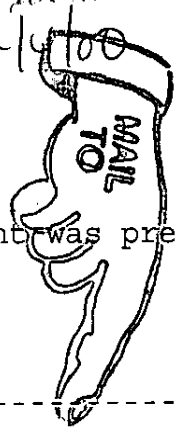
Attest: [Signature]  
Asst. Secretary

## TRANSFER STAMP

CERTIFICATION OF COMPLIANCE

Village of Westchester

LC 12/1/00



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:

EDWARD J. FLINN III  
(Name)

JOHN CARSON  
(Name)

Mail To: 17 W 200 22<sup>ND</sup> STREET  
(Address)


1522 CAMBERLEY CIRCLE UNIT-3-1-813  
(Address)

CAVEROCK TERRACE, IL  
(City, State and Zip) 60151

WESTCHESTER 60154  
~~Palatine~~, Illinois ~~60074~~  
(City, State and Zip)

# UNOFFICIAL COPY

OR RECORDER'S OFFICE BOX NO \_

STATE TAX	STATE OF ILLINOIS	# 000003083	REAL ESTATE TRANSFER TAX
	 DEC.-7.00		0031950
	COOK COUNTY		FP351009

STATE OF Illinois }

SS.

COUNTY OF Cook }

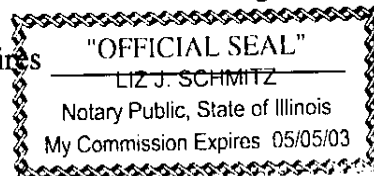
I Liz Schmitz, a notary public in and for said County, in the State aforesaid, DO  
 HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C.  
 Homes Corporation VI, an Illinois limited liability company, and Marilyn Magafas,  
 personally known to me to be the Assistant Secretary of said company, 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 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 1st day of November, 2000.

Notary Public




Commission expires



COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

 DEC.-7.00

REVENUE STAMP

# 000003023	REAL ESTATE TRANSFER TAX
	0015975
	FP351021

October 5, 2000

TICOR TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

NO.: 2000 000462241 CH

SCHEDULE A (CONTINUED)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 3-1-813-2522 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 07,419,058, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Properly Recorded Cook County Clerk's Office