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2000-01-07 14:04:53
Cook County Recorder 25.50

GEORGE E. COLE
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual)

CH-739067-C7 (Illinois) 182

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THIS AGREEMENT, made this 27th day of December, 1999, between Dee Pierce and Associates, Inc.

a corporation 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 Mansion Partners 5001 Newport Drive, Rolling Meadows, IL 60008

(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 other 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 Director of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its 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 Exhibit "A" Attached Hereto As A Part Hereof.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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, its 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, its 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): 02-28-404-019
Address(es) of real estate: 1274 South Falcon Drive, Palatine, IL 60067

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 _____ Secretary,~~ the day and year first above written.

Dee Pierce and Associates, Inc.
(Name of Corporation)

By Dee Pierce
Dee Pierce President

Attest: _____
Secretary

This instrument was prepared by Lisa O'Keefe, Biederman & O'Keefe Ltd., 30 N. LaSalle Street, Suite 2050, Chicago, IL 60602 (Name and Address)

MT CH-739067-C7

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MAIL TO: Mansion Partners
 (Name)
5001 Newport Dr.
 (Address)
Rolling Meadows IL 60088
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Mansion Partners
 (Name)
5001 Newport Dr.
 (Address)
Rolling Meadows, IL 60067
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, _____ a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Dee Pierce
 personally known to me to be the _____ President of Dee Pierce and Associates, Inc.
 a Illinois corporation, and _____ personally known to me to be the
 _____ Secretary of said corporation, 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 _____ 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 _____ Director _____ of said corporation as ~~their~~ ^{his} 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 27th day of December 19 99.

Michelle D. MoLoznik
 Notary Public
 Commission expires 2-9-02



Box _____

SPECIAL WARRANTY DEED
 Corporation to Individual

TO _____

ADDRESS OF PROPERTY: _____

MAIL TO: _____

GEORGE E. COLE®
 LEGAL FORMS

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EXHIBIT "A"

THAT PART OF BLOCK 48 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601 MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 48, THENCE SOUTHERLY ALONG A CURVED LINE BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165 FEET AN ARC LENGTH OF 5.42 FEET TO THE POINT OF BEGINNING THENCE CONTINUING SOUTH ALONG SAID CURVED LINE, BEING CONCAVE TO THE EAST HAVING A RADIUS OF 165 FEET AN ARC LENGTH OF 34.18 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 140.19 FEET, THENCE NORTH 02 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 34 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 143.01 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JAN - 6.00

REVENUE STAMP

0000016035

REAL ESTATE TRANSFER TAX

0022450

FP326670

STATE OF ILLINOIS

STATE TAX

JAN - 6.00

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

9778000000

REAL ESTATE TRANSFER TAX

0044900

FP326669

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