

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Limited Liability  
Company to Individual)  
(Illinois)

TENANTS BY THE ENTIRETY  
THIS INDENTURE, made  
this 2nd day of  
November, 1999, between  
Concord at Bridlewood  
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 Mohammed Kamran and Talat Kamran \*  
5310 Mardjetko Drive, Hoffman Estates, IL 60192

(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 said company, by these  
presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of  
the second part, 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: \*husband and wife, not as joint tenants, not as tenants in common, but  
as tenants by the entirety.

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:

00021966

1127/0187 45 001 Page 1 of 6  
2000-01-10 11:55:02  
Cook County Recorder 31.00



Above Space For Recorder's Use Only

6  
S.

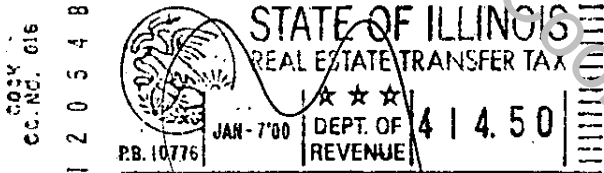
BOX 333-CTI

# UNOFFICIAL COPY

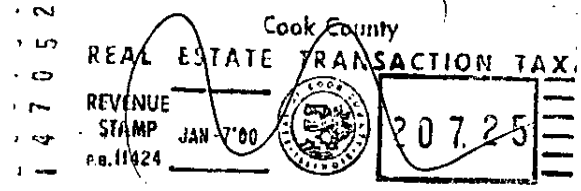
General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any.

Permanent Real Estate Index Number(s): 06 04 209 014 0000

Address(es) of real estate: 5310 Mardjetko Drive, Hoffman Estates, 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 \_\_\_\_\_ Secretary, the day and year first above written.



CONCORD AT BRIDLEWOOD L.L.C., an Illinois limited liability company  
By: Concord Development Corporation of Illinois, a Delaware Corporation, Managing Member



By: \_\_\_\_\_  
Its: \_\_\_\_\_ President  
Attest: Mervyn Magazian  
Its: \_\_\_\_\_ Secretary

This instrument was prepared by Deborah T. Haddad  
1540 East Dundee Road Suite 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

SAKINA CARBIDE  
(Name)  
Mail 2906 W. PETERSON, 11D  
To: (Address)  
CHGO, IL 60659  
(City, State and Zip)

MOHAMMAD KAMEAN  
(Name)  
5310 MARDJETKO DR  
(Address)  
Hoffman Estates, Illinois 60192  
(City, State and Zip)

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

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STATE OF Illinois }

SS.

COUNTY OF Cook }

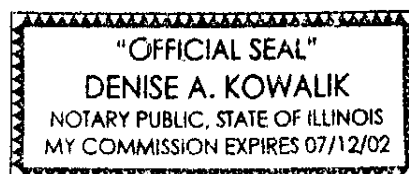
I, Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the \_\_\_ President of Concord Development Corporation of Illinois, a Delaware corporation, the managing member of Concord at Bridlewood L.L.C., and Marilyn Magafas, personally known to me to be the Assistant 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 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 corporation as managing member of Concord at Bridlewood L.L.C. as their 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 2<sup>nd</sup> day of Nov. 1999.

Denise A Kowalik

Notary Public

Commission expires 7-12-02



00021966



**UNOFFICIAL COPY**  
CHICAGO TITLE INSURANCE COMPANY

**LEGAL DESCRIPTION**

LOT 191 IN BRIDLEWOOD FARM UNIT THREE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office  
00021966

**UNOFFICIAL COPY**

**THIS PROPERTY IS LOCATED IN**

**UNINCORPORATED**

**HOFFMAN ESTATES**

**IT IS EXEMPT FROM**

**HOFFMAN ESTATES**

**TRANSFER TAX**

**SEE ATTACHED LETTER**

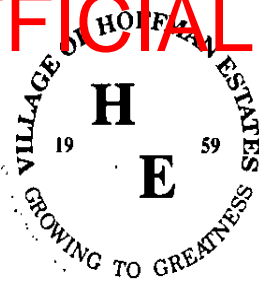
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Mayor  
MICHAEL J. O'MALLEY

Village Clerk  
VIRGINIA MARY HAYTER

Village Manager  
JAMES H. NORRIS



Board of Trustees  
WILLIAM D. McLEOD  
SUSAN H. KENLEY  
GAIL GIACALONE  
EDWIN L. FRANK  
KAREN MILLS  
LLOYD H. BOESTER

## EMERGENCY NUMBERS

00021966

January 12, 1999

### To Bridlewood Farm Residents And All Other Interested Parties

As a neighbor to your new subdivision, the Village of Hoffman Estates would like to take this opportunity to welcome you to the area and inform you about the relationship between the Village and your subdivision. Your subdivision is not located within the Village corporate boundaries, and because of this, several issues require additional explanations.

**Water and sanitary sewer main lines** are the only services provided by the Village of Hoffman Estates to this subdivision, which means that you will receive monthly water and sanitary sewer bills from the Village of Hoffman Estates. Each resident is responsible for the individual service line to their home. Any questions regarding water and sanitary sewer services may be referred to the Village's Public Works Department at 847/490-6800, and any questions regarding water and sanitary sewer *billing* may be referred to the Village's Finance Department at 847/882-9100.

**Storm sewers**, which accommodate surface water runoff such as rain and melting snow, and the **stormwater detention areas** (where the storm sewers drain) are installed for this subdivision. Maintenance of these items is not the responsibility of the Village of Hoffman Estates.

The ability to dial 9-1-1 for a police, fire, or medical emergency is available in your area. **Fire protection and ambulance services** are provided by the **Bartlett and Countryside Fire Protection District (Bartlett Fire Department)**. The non-emergency number for the Bartlett District Fire Department is 630/837-3701, and the emergency number for the Bartlett District Fire Department is now 9-1-1.

**Police protection** is provided by the **Cook County Sheriff**. The non-emergency number for the Cook County Sheriff is 847/635-1188, and the emergency number for the Cook County Sheriff is 9-1-1.

**Street maintenance, including snow plowing and repaving**, is not the responsibility of the Village of Hoffman Estates. Those services are provided by the developer until the streets are accepted by Hanover Township.