

UNOFFICIAL COPY

0010097897

7007/0150 25 001 Page 1 of 2

2001-02-06 13:37:12

Cook County Recorder 23.50

427 0516 MS 11

**SPECIAL WARRANTY DEED**  
(Illinois)

**G I T**



0010097897

THIS INDENTURE, made this 24<sup>th</sup> day of January, 2001, between **COURTYARD DEVELOPMENT GROUP, LLC**, an Illinois Limited Liability Company, and duly authorized to transact business in the State of Illinois, party of the first part, **ESTRELLA NOVALES and MA. VICTORIA FRANCISCO**, as Joint Tenants with right of survivorship, 2010 Cambria Court, Northbrook, Illinois 60062, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$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 given by the *Manager* of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all of the following described Real Estate situated in the County of Cook, in the State of ILLINOIS known and described as follows, to-wit:

LOT 7 IN THE GARDENS OF GLENVIEW, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Subject to:* General taxes not yet due and payable; building lines, zoning and building laws and ordinances, covenants, conditions, grants and restrictions of record, encroachments, if any, private, public and utility easements, roads and highways, if any, or provided for in any plat of subdivision of The Gardens of Glenview; acts done or suffered by or judgments against Purchaser or anyone claiming under Purchaser

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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, 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 encumbered or charged, except as herein recited; and that the party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

**PIN:** 04-29-100-306-0000  
**PROPERTY:** 4403 Pynsky Road, Glenview, Illinois 60025

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its *Manager* the day and year first above written.

**COURTYARD DEVELOPMENT GROUP, LLC, by Moritz Builders, Corp., Manager**

By: *Jeffrey H. Moritz*  
Jeffrey H. Moritz, President

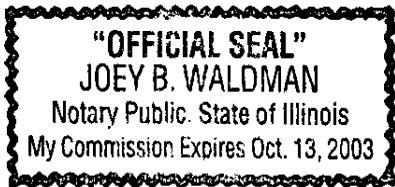
Attest: *Catherine Moritz*  
Catherine Moritz, Secretary

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that *Jeffrey H. Moritz*, personally known to me to be the President and *Catherine Moritz*, personally known to me to be the *Secretary* of Moritz Builders, Corp., Manager of Courtyard Development Group, LLC, an Illinois Limited Liability 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 *Secretary*, they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said Limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *30<sup>th</sup>* day of *January*, 2001.



*Joe B. Waldman*  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:**

RICHARD L. GAYLE, ESQ.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street, Suite 1000  
Chicago, Illinois 60602

**AFTER RECORDING, PLEASE MAIL TO:**

ROBERT P. RAMIREZ, ESQ.  
1141 Waukegan Road  
Glenview, Illinois 60025

**PLEASE MAIL TAX BILLS TO:**

Estrella Novales and Ma. Victoria Francisco  
4403 Pynsky Road  
Glenview, Illinois 60025

Cook County		REAL ESTATE TRANSACTION TAX	
REVENUE	STAMP	JAN-2'01	232.00
P.B. 11421			
STATE OF ILLINOIS			
REAL ESTATE TRANSFER TAX			
JAN-2'01		DEPT. OF REVENUE	464.00
P.B. 10678			

0010097897