

UNOFFICIAL COPY

Nations 501-586

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

0001021808

0210/0198 07 001 Page 1 of 4
2000-12-29 14:21:35
Cook County Recorder 27.00



0010201442

9798/0045 03 001 Page 1 of 6
2001-03-14 11:32:08
Cook County Recorder 31.50

THIS INDENTURE, made
this 1st day of
December, 2000,
between Arbor Club
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

Above Space For Recorder's Use Only

party of the first part, and Marcin Mrugala,
1074 Savoy Court, Elk Grove Village, IL 60007
(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 the first part, by these presents does
DEMISE, 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
Re-recording to correct legal

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, _____
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, _____ 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:



MAIL TO: NATIONS Title Agency
246 E. JANATA BLVD. #300
LOMBARD, IL 60148

HOW 323-CTA

6

4
dx

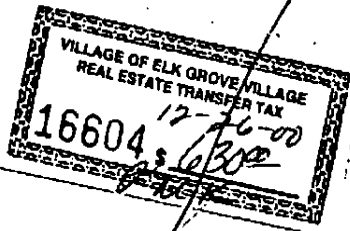
1 of 2
101
CUB
2
7894067
CTA

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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; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements conditional and building lines of record and party wall rights; the Act; the Plat; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; Purchaser's mortgage, if any, plats of dedication and covenants thereon; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals, if any; annexation agreements; Letter of Awareness.

Permanent Real Estate Index Number(s): 08-31-400-059

Address(es) of real estate: 1074 Savoy Court, Elk Grove Village, 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.



ARBOR CLUB L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation VIII,
Managing Member, an Illinois Corporation

By: _____
Its: President

Attest: Marie Manafas
Its: Asst. Secretary

This instrument was prepared by Deborah T. Haddad, Esq.
1540 E. Dundee Road, Ste 250
Palatine, Illinois 60074
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO:
CHUCK KOZLO
(Name)
7119 WILGINS
(Address)
CHICAGO IL 60656
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
MARCIN MEYHALA
(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

0010201442

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 A.C. Homes Corporation VIII, an Illinois corporation, the managing member of Arbor Club
 L.L.C., 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 the managing member 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

December, 2000.


Denise A. Kowalik

Notary Public

Commission expires 7-12-02

STATE TAX

STATE OF ILLINOIS



DEC. 28. 00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000000708

REAL ESTATE TRANSFER TAX


0020950

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. 28. 00

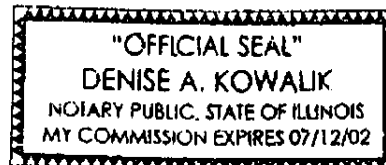
REVENUE STAMP

0000000707

REAL ESTATE TRANSFER TAX

0010475

FP 102802



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EXHIBIT A

Unit 19-3-714 in Arbor Club condominium as delineated on a survey of the following described land:

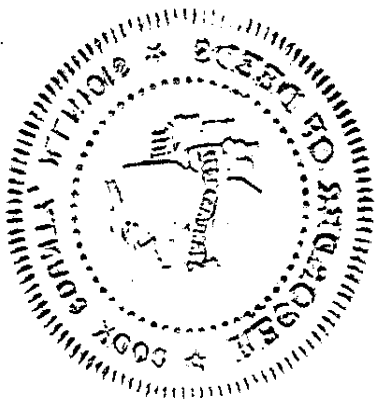
set attached

Being a resubdivision of lot 36 in Talbot's Mill, being a subdivision of part of the South 1/2 of Section 31 and part of the Southwest 1/4 of Section 32, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded June 23, 1989 as Document Number 89287964, in Cook County, Illinois.

The party of the first part also hereby grants to the party of the second part its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and the party of the first part reserves to itself its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited as stipulated at length herein.

PERMANENT INDEX NUMBERS:



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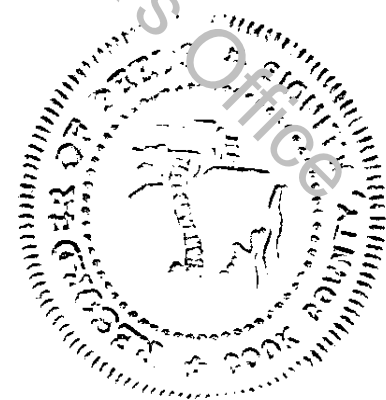
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Property of Cook County Clerk's Office

I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY
OF DOCUMENT # 0001021808



FEB 26 2001

RECORDED OF DEEDS
COOK COUNTY

LEGAL DESCRIPTION
UNOFFICIAL COPY

0010201442

UNIT 19-3-714-1074 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ARBOR CLUB CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00820625 IN PART OF THE SOUTH 1/2 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS.

Property of Cook County Clerk's Office