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1514/0245 10 001 Page 1 of 4

2001-04-13 15:23:38

Cook County Recorder 27.00

**SPECIAL  
WARRANTY  
DEED**

THIS INDENTURE, made this 30<sup>th</sup> day of March, 2001 between **Old Willow, 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 Carol Sweetman, who resides at: Unit 331, 1855 Old Willow Road, Northfield, Illinois 60093, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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 in 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.

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 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 and stipulated at length herein.

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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

**BOX 333-CTT**

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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 a Manager, the day and year first written above.

Old Willow, L.L.C., an Illinois limited liability company

By: *Laurence Ashkin*, a Manager

State of Illinois )  
)ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that LAURENCE ASHKIN, personally known to me to be a Manager of Old Willow, L.L.C., an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as his 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 21<sup>st</sup> day of March, 2001.

Commission expires \_\_\_\_\_

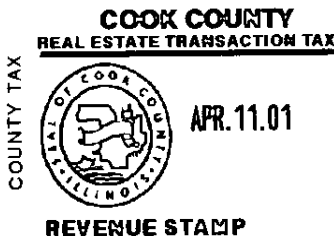


*Stephanie T. Bengtsson*  
NOTARY PUBLIC

This instrument was prepared by: Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 West Hubbard, 4<sup>th</sup> Floor  
Chicago, IL 60610

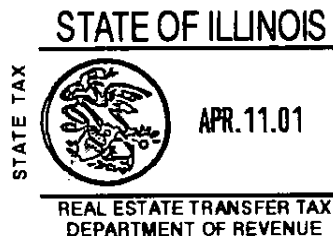
Send Subsequent Tax Bills To: Carol Sweetman  
Unit 331, 1855 Old Willow Road  
Northfield, Illinois 60093

After Recording Return to: Richard G. Ross, Esq.  
3823 North Cicero  
Chicago, Illinois 60641



# 0000006306

REAL ESTATE TRANSFER TAX
00200.00
FP 102802



# 0000006299

REAL ESTATE TRANSFER TAX
00400.00
FP 102808

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## Exhibit A

### Legal Description

#### Parcel 1:

Unit 331 as delineated on the Plat of Survey on the following described parcel of real estate:

Lot 1 in the Final Plat of Old Willow Subdivision, of that part of the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded May 6, 1998 as Document Number 98373125:

Which Plat of Survey is attached as "Exhibit E" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 14, 1999 as Document No. 99470406, as amended from time to time, together with its undivided interest in said parcel (excepting from said parcel all the property and space comprising the units thereof as defined and set forth in said Declaration and Plat of Survey), all in Cook County Illinois.

#### Parcel 2:

The exclusive right to the use of Storage Area S-8 and Garage Parking Space P-2 and P-3, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 99470406, in Cook County, Illinois.

Address of Property: Unit 331, 1855 Old Willow Road, Northfield, Illinois 60093

Permanent Index Number: Part of 04-24-216-007-0000

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## Exhibit B

### Permitted Exceptions

1. Real Estate taxes for 2000 and subsequent years;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the date hereof;
3. Applicable zoning and building laws or ordinances;
4. All rights, easements, restrictions, covenants, conditions and reservations of record or contained in the Declaration and a reservation by the Middlefork Woods Condominium Association ("Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration;
5. Utility easements;
6. Provisions of the Condominium Property Act of Illinois ("Act"); and
7. Acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee.

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