

7886590
**SPECIAL
WARRANTY
DEED**

UNOFFICIAL COPY

0010435090

2386/0064 45 001 Page 1 of 4

2001-05-23 08:45:06

Cook County Recorder 27.00



0010435090

THIS INDENTURE, made this
15th day of May, 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 **Bruce P. Zummo and Margaret A. Zummo**, as Trustees of the Trust Agreement and Declaration of Trust dated 10/28/98, and known as Trust No. 6358-195, who reside at: Unit 313, 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 its heirs and assigns, 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.

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.

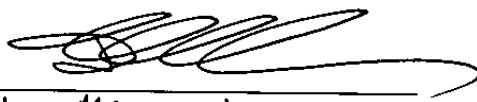
BOX 333-CTI

UNOFFICIAL COPY

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.

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: 
JOHN MC LINDEN, a Manager

State of Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOHN MC LINDEN, 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 14th day of MAY, 2001.

"OFFICIAL SEAL"
STEPHANIE T. BENGTSOON
Notary Public, State of Illinois
My Commission Expires 10/6/01


NOTARY PUBLIC

This instrument was prepared by:

Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard, 4th Floor
Chicago, IL 60610

10335090

After Recording Return to:

Joseph L. Zummo, Esq.
6049 W. Belmont Avenue
Chicago, IL 60634

Future Tax bills should be sent to:

Margaret A. Zummo
Unit 313, 1855 Old Willow Road
Northfield, IL 60093

UNOFFICIAL COPY

Exhibit A

Legal Description

Parcel 1:

Unit 313 in the Middlefork Woods Condominiums 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-10 and garage parking spaces P-10 and P-11, limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 99470406.

Address of Property: Unit 313, 1865 Old Willow Road, Northfield, Illinois 60041

Permanent Index Numbers: Part of 04-24-216-007

STATE TAX

STATE OF ILLINOIS

HAY.21.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008642

REAL ESTATE
TRANSFER TAX

00480.00

FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

HAY.21.01

REVENUE STAMP

0000008651

REAL ESTATE
TRANSFER TAX

00240.00

FP 102802

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office 10435090