

# UNOFFICIAL COPY

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6442/0056 32 001 Page 1 of 5  
2001-07-24 09:40:05  
Cook County Recorder 29.00

## SPECIAL WARRANTY DEED (Joint Tenancy)

THIS INDENTURE, made  
this 1st day of  
June, 2001, 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,  
party of the first part, and Tina E. Paglia & Patrice M. Paglia,  
1057 Savoy Court, Elk Grove Village, IL. 60007



Above Space For Recorder's Use Only

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint tenancy, 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, not in tenancy in common, but in joint tenancy, 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:

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 encumbered 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:

104  
7933072 &  
2108867  
41

5


BOX 333-CT1

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COOK  
CO. NO. 016  
3 1 4 2 2 6

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX


RE 10686 JUL 16 '01 DEPT. OF REVENUE 253.50



3 4 2 5 3 9

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUL 16 '01 126.75



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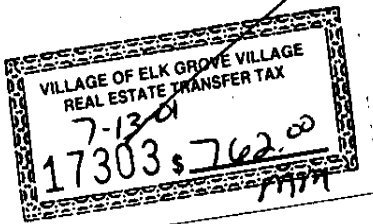
Property of Cook County Clerk's Office

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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: 1057 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: Maulyn Mazotas  
Its: Asst Secretary

This instrument was prepared by Deborah T. Haddad, Esq.  
1540 E. Dundee Road, Ste 350  
Palatine, Illinois 60074  
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO:  
Tina Baglia  
(Name)  
1057 Savoy Ct  
(Address)  
Elk Grove Village, IL  
(City, State and Zip)  
60007

SEND SUBSEQUENT TAX BILLS TO:  
Tina Baglia  
(Name)  
1057 Savoy Ct  
(Address)  
Elk Grove Village, IL  
(City, State and Zip)  
60007

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

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STATE OF Illinois }

ss.

COUNTY OF Cook }

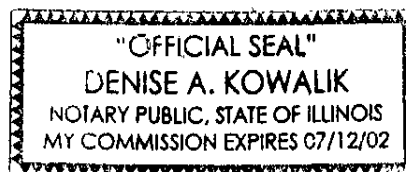
I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the \_\_\_\_\_ President of A.C. Homes Corporation VIII, an Illinois corporation, the managing member of Arbor Club L.L.C., an Illinois limited liability 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 1<sup>st</sup> day of

June, 2001.

Denise A Kowalik  
Notary Public

Commission expires 7-12-02



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## EXHIBIT A

Unit 22-1-713 in Arbor Club condominium as delineated on a survey of the following described land:

Being a resubdivision of lot 36 in Talbot's Mill, being a subdivision of part of the South ½ of Section 31 and part of the Southwest ¼ 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:

Department of Cook County Clerk's Office