

UNOFFICIAL COPY

0010961912

9244/0021 11 001 Page 1 of 4

2001-10-16 10:37:05

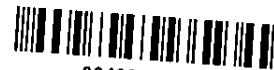
Cook County Recorder 27.50

2035321/16 MTC ①

GEORGE E. COLE FORM NO. 801
LEGAL FORMS
February, 1985

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



0010961912

THIS AGREEMENT, made this 11th day of October, 2001 between **K & L FLOSSMOOR, L.L.C.**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **ANDREW O'NEAL AND CAROLYN**

O'NEAL, husband and wife, as TENANTS

BY THE ENTIRETY party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) 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 Managers of said 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 the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, not in joint tenancy and not in co-tenancy, but as Tenants by the Entirety, with the appurtenances, unto the party of the second part, its 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 said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

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.

Permanent Real Estate Index Number(s): Part of 31-11-221-005-0000

Address(es) of Real Estate: 1415 William, Flossmoor, Illinois 60422

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 11th day of October, 2001.

K & L FLOSSMOOR, L.L.C., an Illinois limited liability company

By: [Signature]
Name: Stephen L. Kozer
Its: Manager

* Not as tenants in common and not in joint tenancy as joint tenants, but

UNOFFICIAL COPY

10961912

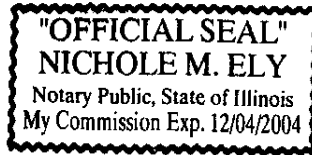
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen L. Kozer personally known to me to be the Manager of

K & L FLOSSMOOR, L.L.C., appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 11th day of October, 2001.

Commission expires 12-4-04



Nichole M. Ely
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron, Ltd.
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:

Benjamin C. Duster
(Name)
7459 S. Cottage Grove
(Address)
Chicago, IL 60619
(City, State and Zip)

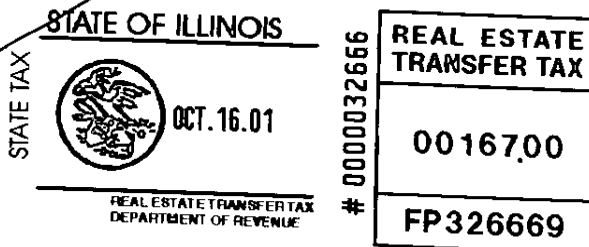
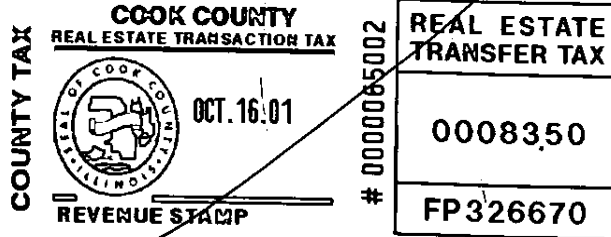
SEND SUBSEQUENT TAX BILLS TO:

Andrew & Carolyn O'Neal
(Name)
1415 William
(Address)
Flossmoor, IL 60422
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. _____



F:\HOME\Nichole\Closings\Flossmoor\O'Neal\SWD.doc



UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

10961912

PARCEL 1: THAT PART OF LOT 5 IN CHESTNUT HILL UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED OCTOBER 4, 1991 AS DOCUMENT LR4001008, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ON THE EAST LOT LINE OF SAID LOT 5, A DISTANCE OF 41.03 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING WALL AND ITS EASTERLY EXTENSION THEREOF; THENCE NORTH 89 DEGREES 44 MINUTES 46 SECONDS WEST ON THE CENTERLINE OF SAID EXISTING WALL AND ITS EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 109.31 FEET TO A POINT 15.00 FEET EASTERLY OF THE WEST LOT LINE OF SAID LOT 5, AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 00 DEGREES 16 MINUTES 11 SECONDS WEST, ON A LINE 15.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL WITH THE WEST LOT LINE OF SAID LOT 5, A DISTANCE OF 40.54 FEET TO A POINT ON THE NORTH LOT LINE OF SAID LOT 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ON THE NORTH LOT LINE OF SAID LOT 5, A DISTANCE OF 109.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 1 FILED OCTOBER 1, 1975 AS DOCUMENT LR2832429 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 2 FILED MAY 16, 1980 AS DOCUMENT LR3161201 AND AS SHOWN ON PLAT OF CHESTNUT HILL UNIT NUMBER 3 FILED OCTOBER 4, 1991 AS DOCUMENT LR4001008 AND AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CHESTNUT HILL HOMEOWNER'S ASSOCIATION FILED FEBRUARY 17, 1989 AS DOCUMENT LR3774133 AND AS AMENDED, AND AS CREATED BY DEED MADE BY FIRST NATIONAL BANK OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 3847 TO CHESTNUT HILL ASSOCIATION, INC. AND RECORDED OCTOBER 18, 1993 AS DOCUMENT 93834520 FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF LOT 5 IN CHESTNUT HILLS UNIT NO. 3 AFORESAID, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1415 William, Flossmoor, Illinois

Permanent Index Numbers: Part of 31-11-221-005-0000

UNOFFICIAL COPY

EXHIBIT "B"

10961912

SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Easements, covenants, conditions, agreements, building lines and restrictions of record.
5. Leases and licenses affecting the common elements (as defined in the Declaration).
6. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
7. Schedule B exceptions listed in Mercury Title Company Commitment Number 2035321.

Property of Cook County Clerk's Office