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Cook County Recorder

25.50

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Corporation)**

CAUTION: Consult a lawyer before using or acting 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.*



**THIS AGREEMENT**, made this 9<sup>th</sup> day of November, 2000 between **KENNEDY REAL**

**ESTATE DEVELOPMENT LIMITED PARTNERSHIP**, a limited partnership created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and **THE WOODS OF ROSELLE HOMEOWNERS ASSOCIATION**, a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois, 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) 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 general partner, 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 therunto 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, its successors 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 successors 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 with respect to the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it and no other person or entity, it **WILL WARRANT AND DEFEND**, subject to: general real estate taxes not yet due and payable; covenants, conditions, restrictions and easements of record.

Permanent Real Estate Index Number(s): See Exhibit "A"  
Address of Real Estate: Lots A, B, and C in Kennedy Subdivision, Roselle, Illinois

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents by the general partner, this 9<sup>th</sup> day of November, 2000.

**KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP**, an Illinois limited partnership

By: Kennedy Development Enterprises, Inc.,  
an Illinois corporation  
Its: General Partner  
By: [Signature]  
Name: ROBERT D. SCHOEJ  
Its: PRESIDENT

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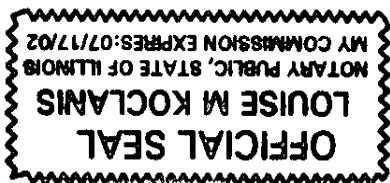
Property of Cook County Clerks Office

AFTER RECORDATION, MAIL TO:  
Gary L. Plotnick, Esq.  
Schain, Burney, Ross & Citron, Ltd  
222 N. LaSalle St., Suite 1910  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:  
The Woods of Roselle Homeowners Association  
1051 E MAIN STREET  
SUITE 110  
EAST BUNDE, IL 60118

THIS INSTRUMENT WAS PREPARED BY:  
Gary L. Plotnick, Esq.  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle St., Suite 1910  
Chicago, Illinois 60601

EXEMPT UNDER THE REAL ESTATE TRANSFER TAX LAW  
35 ILCS 200/31-45(e) and Cook County Ord. 95104 Par. E  
Date: 11-9-08  
Sign: *Christina J. Buecker*



*Louise M. Koclanis*  
NOTARY PUBLIC

Given under my hand and official seal this 9<sup>th</sup> day of November.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that *ROBERT D. SCHOEN*, personally known to me to be the *PRESIDENT* of Kennedy Development Enterprises, Inc., an Illinois corporation, the general partner of Kennedy Real Estate Development Limited Partnership, 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 *PRESIDENT*, s/he signed and delivered the said instrument pursuant to authority given her/him by the Board of Directors of said corporation, as her/his free and voluntary act, and as the free and voluntary act and deed of said corporation as general partner of Kennedy Real Estate Development Limited Partnership, for the uses and purposes therein set forth.

State of Illinois )  
County of *KANE* )  
SS. )

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EXHIBIT "A"

LEGAL DESCRIPTION

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LOTS A, B, AND C IN KENNEDY SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 26, 1999 AS DOCUMENT NUMBER 99193119, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:

- 07-34-308-019 (affects Lot A and C)
- 07-34-308-020 (affects Lot A and C)
- 07-34-308-021 (affects Lot A and C)
- 07-34-308-022 (affects Lot A and C)
- 07-34-308-010 (affects Lot B)
- 07-34-308-011 (affects Lot B)
- 07-34-308-012 (affects Lot B)
- 07-34-308-013 (affects Lot B)
- 07-34-308-016 (affects Lot C)
- 07-34-308-017 (affects Lot C)
- 07-34-308-018 (affects Lot C)

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

### KENNEDY REAL ESTATE DEVELOPMENT LIMITED PARTNERSHIP

Dated November 9<sup>TH</sup>, 2000

By: Kennedy Development Enterprises, Inc.,  
an Illinois corporation

Its: General Partner

By: [Signature]

Name: ROBERT D. SCHWEN

Its: PRESIDENT

Subscribed and sworn to before  
me by the said grantor this  
9<sup>TH</sup> day of November, 2000.

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

### THE WOODS OF ROSELLE HOMEOWNERS ASSOCIATION

Dated November 9<sup>TH</sup>, 2000

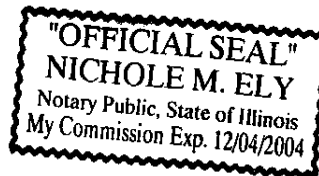
By: [Signature]

Name: agent

Its: agent

Subscribed and sworn to before  
me by the said grantee this  
9<sup>TH</sup> day of November, 2000.

Notary Public Nichole M. Ely



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]