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0499/0180 07 001 Page 1 of 5  
2001-10-23 11:52:44  
Cook County Recorder 29.00

SPECIAL WARRANTY DEED  
(Limited liability  
Company to Individual)  
(Illinois)



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THIS INDENTURE, made  
this 1st day of  
September, 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

Above Space For Recorder's Use Only

party of the first part, and Ronald Otocky,  
954 Mayfair Court, Elk Grove Village, IL. 60007

(NAME AND ADDRESS OF GRANTEE)

party of the second part, 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, and to \_\_\_\_\_ 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, \_\_\_\_\_ 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, \_\_\_\_\_ 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 incumbered 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:

BOX 333-CTV

CTI 7952048 2

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Property of Cook County Clerk's Office

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP OCT 19 01  
No. 11427  
12775

COOK  
CO. NO. 018  
315656  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
OCT 19 01  
255.50

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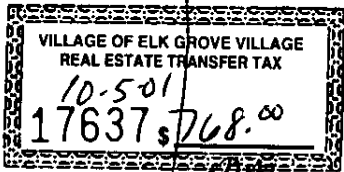
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General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; special taxes or assessments for improvements not yet completed; 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: 954 Mayfair Court, Elk Grove Village, IL

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 [Signature]  
Its: President

Attest: [Signature]  
Its: Asst. Secretary

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

AFTER RECORDING MAIL TO:  
Ronald D. Otocky  
(Name)

Mail To: 954 Mayfair Ct.  
(Address)

Elk Grove Village, IL 60007  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Ronald D. Otocky  
(Name)

954 Mayfair Ct.  
(Address)

Elk Grove Village, IL 60007  
(City, State and Zip)

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

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STATE OF Illinois }

SS.

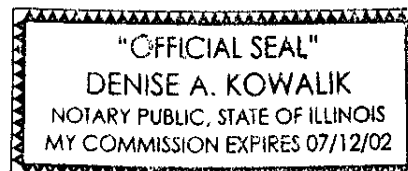
COUNTY OF Cook }

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, 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 corporation, 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 Sept., 2001.

Denise A Kowalik  
Notary Public

Commission expires 7-12-02



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007952048 AH

STREET ADDRESS: 954 MAYFAIR COURT

UNIT 6-3-714-954

CITY: ELK GROVE VILLAGE

COUNTY: COOK

TAX NUMBER: ~~60311 400 334 20000~~

### LEGAL DESCRIPTION:

UNIT 6-3-714-954 IN THE ARBOR CLUB CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN THE FINAL PLAT OF ARBOR CLUB SUBDIVISION, BEING A RESUBDIVISION OF LOT 36 IN TALBOT'S MILL, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF ARBOR CLUB SUBDIVISION, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT 00977088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED <FFT, IN COOK COUNTY, ILLINOIS.]