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0011002578

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2001-10-26 09:50:41

Cook County Recorder

27.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th Day of October, 2001, between Dearborn Construction and Development, Ltd., a corporation 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 John P. Klingler 535 Gateshead North, Elk Grove, Illinois party of the second part.



Handwritten signature

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars 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 of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his 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:

Unit 1034 Devon Avenue Commons Condominium, as delineated on a survey of the following described real estate: Lot 2 and an easement for ingress and egress over and upon part of Lot 1 in Exel/Wendy's resubdivision of Lot 9 in Rohlwing Grove Unit 4, being a subdivision of part of the south half of Section 31, Township 41 North, Range 11, east of the Third Principal Meridian in Cook County, Illinois,

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded October 5, 2001, as document 0010930056 together with its undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in the Declaration.

Grantor also hereby grants to grantee, his heirs, successors, and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents,

BOX 333-CTT

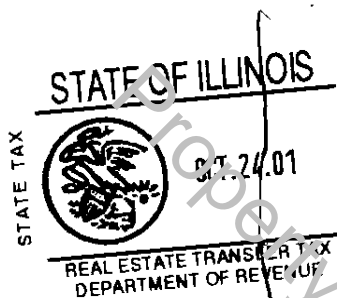
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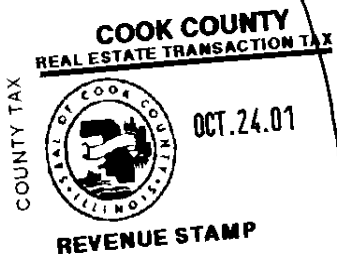
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0000017208

REAL ESTATE TRANSFER TAX
0014200
FP 102808



0000017236

REAL ESTATE TRANSFER TAX
0007100
FP 102802

Property of Cook County Clerk's Office

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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, his heirs, 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, his heirs, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: real estate taxes not yet payable; covenants, conditions, restrictions and easements of record; all applicable zoning laws and ordinances; and acts of grantee.

Permanent Real Estate Index Number: 08-31-400-060-0000; 08-31-400-061-0000
Underlying PINs

Address of real estate: 1034 West Devon Avenue, Elk Grove Village, Illinois, 60007

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 Secretary, the day and year first above written.

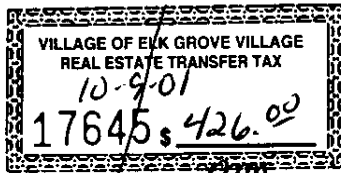
Dearborn Development and Construction, Ltd.

By: Charles Lucchese
Charles Lucchese

Its: President

Attest: Leo Lenaghan

Its: Secretary



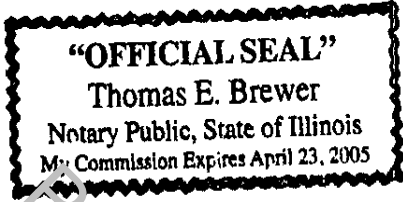
STATE OF ILLINOIS
COUNTY OF DUPAGE

I, Thomas E. Brewer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Lucchese, personally known to me to be the President of Dearborn Development and Construction, Ltd., an Illinois corporation, and Leo Lenaghan, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before

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me this day in person and severally acknowledged that as such President and 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 said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this date first written above.



Thomas E. Brewer
Notary Public

This Instrument Prepared by: Thomas E. Brewer, 7463 N. Sheridan Rd., Chicago, Illinois 60626

Send Subsequent Tax Bills to: 535 Gateshead N Elk Grove Village IL 60007

Mail to: SAME

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