



0011240112

SPECIAL WARRANTY DEED  
(Joint Tenancy)

THIS INDENTURE, made  
this 1st day of  
December, 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 Christopher C. Naatz & Jonna A. Naatz,  
~~985 Mayfair Court, Elk Grove Village, IL 60007~~ 1355 GALWAY DR.

CP ON

(NAME AND ADDRESS OF GRANTEE)

CARY, IL 60013

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

BOX 333-CTI

179709582  
20131934

# UNOFFICIAL COPY

STATE OF ILLINOIS  
STATE TAX  
DEC. 21. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0024650
FP 102808

# 0000020199

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
DEC. 21. 01  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0012325
FP 102802

# 0000020270

210112

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

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): \_\_\_\_\_

Address(es) of real estate: 985 Mayfair 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 [Signature]  
Its: President

Attest: [Signature]  
Its: Asst. Secretary

This instrument was prepared by Deborah T. Haddad, Esq.  
1540 E. Dundee Road, Ste 250  
Palatine, Illinois 60074  
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO:

CHRISTOPHER C. NAATZ  
(Name)

Mail To: 1355 GALWAY DR.  
(Address)

CARY, IL 60013  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

CHRISTOPHER C. NAATZ  
(Name)

1355 GALWAY DR.  
(Address)

CARY, IL 60013  
(City, State and Zip)

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

11240112

# UNOFFICIAL COPY

STATE OF Illinois }

ss.

COUNTY OF Cook }

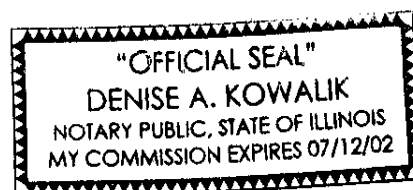
I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the \_\_\_\_\_ President of A.C. Homes Corporation VIII, an Illinois corporation, the managing member of Arbor Club L.L.C., an Illinois limited liability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

December, 2001.

Denise A Kowalik  
Notary Public

Commission expires 7-12-02



12240112

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007970958 AH  
STREET ADDRESS: 985 MAYFAIR CT.  
CITY: ELK GROVE VILLAGE COUNTY: COOK  
TAX NUMBER: 10-03-714-985-0000

### LEGAL DESCRIPTION:

PROPOSED UNIT 10-3-714-985 IN THE ARBOR CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 10 IN THE FINAL PLAT OF ARBOR CLUB SUBDIVISION, BEING 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 NUMBER 00977088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 GRANTOR RESERVES TO ITSELF ITS

RRCSCHBC  
JAM

PAGE B 3

RK

12/12/01

08:05:18

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 AND STIPULATED AT LENGTH HEREIN."

LECALD

JAR

12/13/01

11240112