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0011218471

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2001-12-21 09:04:33

Cook County Recorder 29.00



0011218471

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

THIS INDENTURE, made
this 1st day of
October, 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 Monika S. Wiesmayer,
1028 Savoy 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:


791625812 Cte

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STATE TAX

STATE OF ILLINOIS



DEC. 18. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019958

REAL ESTATE TRANSFER TAX
00063.00
FP 102808

STATE TAX

STATE OF ILLINOIS



DEC. 18. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019915

REAL ESTATE TRANSFER TAX
00207.50
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 18. 01

REVENUE STAMP

0000019953

REAL ESTATE TRANSFER TAX
00135.25
FP 102802

11218471

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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): _____

Address(es) of real estate: 1028 Savoy 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.

ARPOP CLUB L.L.C., an
Illinois Limited liability company
By: A.C. Homes Corporation VIII,
Managing Member, an Illinois
Corporation

By _____
Its: President

Attest: Marilyn Snaggs
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:

SEND SUBSEQUENT TAX BILLS TO:

Mail To: Monika Wesmayer (Name) 14-1-713-1028 (Address) Elk Grove Village IL 60007 (City, State and Zip)
Monika Wesmayer (Name) 1028 Savoy Ct (Address) 14-1-713-1028 (City, State and Zip) 60007

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

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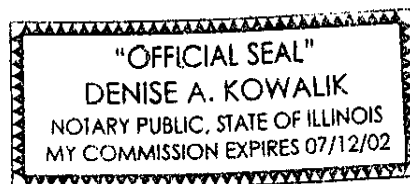
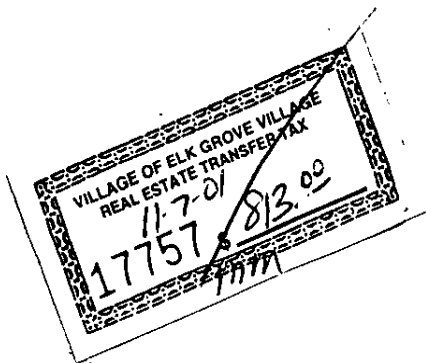
COUNTY OF Cook }

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 1st day of October, 2001.

Denise A Kowalik
Notary Public

Commission expires 7-12-02



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007962581 AH

STREET ADDRESS: 1028 SAYOY COURT

UNIT 14-1-713-1028

CITY: ELK GROVE VILLAGE

COUNTY: COOK

TAX NUMBER: 08-31-400-059-0000

LEGAL DESCRIPTION:

PROPOSED UNIT 14-1-713-1028, IN THE ARBOR CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 14 IN THE FINAL PLAT OF OF THE 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 NUMBER 00977088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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