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2001-12-28 13:31:25  
Cook County Recorder 27.50

SPECIAL WARRANTY DEED  
(Tenants by the  
Entirety)

THIS INDENTURE, made  
this 1st day of  
December, 2001,  
between Avalon Sienna III  
L.L.C. a 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,



**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**

Above Space For Recorder's Use Only

party of the first part, and Michael Melikhov & Margarita Bord,  
husband and wife, 1680 Charles Drive, Wheeling, IL 60090,  
(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, or in joint  
tenancy but tenants by the entirety, 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 party of said company,  
by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the  
party of the second part, not in tenancy in common, or in joint  
tenancy but as tenants by the entirety, 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:

475452 (10/3)

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 incumbered  
or charged, except as herein recited; and that the said premises,  
against all persons lawfully claiming, or to claim the same, by,  
through or under it, it WILL WARRANT AND DEFEND, subject to:

4P

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; easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; covenants, conditions, and restrictions in Avalon Declaration of Covenants, Conditions, and Restrictions.

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 1680 Charles Drive, Wheeling, Illinois 60090

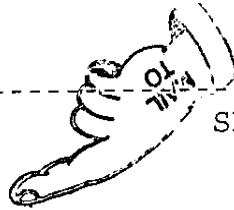
IN WITNESS WHEREOF, said general partner of said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

Avalon Sienna III L.L.C.  
an Illinois limited liability company  
By: A.C. Homes Corporation IX,  
It's Managing member

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Secretary

This instrument was prepared by Deborah T. Haddad,  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)



SEND SUBSEQUENT TAX BILLS TO:

|   |  |
|---|--|
| <u>ANTHONY DEFRENZA</u><br>(Name)                   | <u>MICHAEL MELIKHOV</u><br>(Name)                        |
| Mail <u>1701 E. LAKE AVE. #475</u><br>To: (Address) | <u>1680 Charles Drive</u><br>(Address)                   |
| <u>Glenside, IL 60025</u><br>(City, State and Zip)  | <u>Wheeling, Illinois 60090</u><br>(City, State and Zip) |

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

STATE OF Illinois }  
COUNTY OF Cook }

ss.

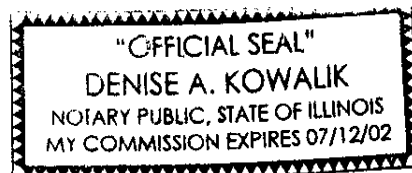
I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moratti personally known to me to be the President of A.C. Homes Corporation IX, an Illinois corporation, the managing member of Avalon Sienna III L.L.C., and Marilyn Magafes, personally 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 said corporation as managing member of Avalon Sienna III 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 1st day of December, 2001.

Denise A Kowalik

Notary Public

Commission expires 7-12-02



**UNOFFICIAL COPY**


STREET ADDRESS: 1680 CHARLES DR. (LOT 145)  
CITY: WHEELING COUNTY: COOK COUNTY  
TAX NUMBER: 03-23-109-009-0000


**LEGAL DESCRIPTION:**

LOT 145 IN AVALON-SIENNA UNIT 6C, BEING A RESUBDIVISION OF PART OF LOT 1 IN AVALON-SIENNA UNIT 6 BEING A SUBDIVISION OF THOSE PARTS OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, A PLAT OF RESUBDIVISION RECORDED NOVEMBER 16, 2000 AS DOCUMENT NUMBER 00903257.

"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 SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DELCARATION 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 FO SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

|   |             |              |                          |
|---|-------------|--------------|--------------------------|
| STATE OF ILLINOIS   |             | # 0000008003 | REAL ESTATE TRANSFER TAX |
|  | DEC.28.01   |              | 0031800                  |
|   | COOK COUNTY |              | FP351009                 |

|   |               |              |                          |
|---|---------------|--------------|--------------------------|
| COOK COUNTY   |               | # 0000008024 | REAL ESTATE TRANSFER TAX |
|  | DEC.28.01     |              | 0015900                  |
|   | REVENUE STAMP |              | FP351021                 |