

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 Haneef Ahmed & Hena Ahmed, as
husband and wife, 67 Cantal Court, Wheeling, IL. 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, or in joint
tenancy, but as tenants by the entirety, WITNESSETH, that the
party of the first part, for and in consideration of the sum of
Ten and 00/100 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 said company, by these
presents does REMISE, 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:

475461 (1 of 2)

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 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:

4P

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, conditions, restrictions and plats of subdivision of record; the Illinois Condominium Act; the plat of subdivision; terms, provisions and conditions of the Declaration for Sienna III Condominium Association, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; Purchaser's mortgage, if any; and acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 67 Cantal Court, Wheeling, Illinois,

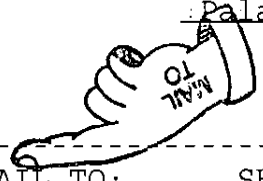
IN WITNESS WHEREOF, said managing member of the party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

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. Hagood
1540 E. Dundee Road, Suite 350
Palatine, IL. 60067
(NAME AND ADDRESS)



<p>AFTER RECORDING MAIL TO:</p> <p><u>Kenneth R. Welker</u> (Name)</p> <p><u>4880 Euclid Ave.</u> (Address)</p> <p><u>Palatine, IL 60067</u> (City, State and Zip)</p>	<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p><u>Haneef & Hena Ahmed</u> (Name)</p> <p><u>67 Cantal Court</u> (Address)</p> <p><u>Wheeling, IL 60090</u> (City, State and Zip)</p>
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OR RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPY

STREET ADDRESS: 67 CANTAL CT. UNIT #37-4-714-67

0011237958

CITY: WHEELING

COUNTY: COOK COUNTY

TAX NUMBER: 03-23-109-009-0000

LEGAL DESCRIPTION:

UNIT 37-4-714-67 IN THE SIENNA III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: CERTAIN LOTS IN AVALON SIENNA UNIT 6B 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, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010629492 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS.

"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 TAX

STATE OF ILLINOIS

DEC. 28. 01

COOK COUNTY

2008000000 #

REAL ESTATE TRANSFER TAX

00237.50

FP351009

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 28. 01

REVENUE STAMP

4008000000 #

REAL ESTATE TRANSFER TAX

00-118.75

FP351021