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**SPECIAL  
WARRANTY  
DEED**



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1470/0113 10 001 Page 1 of 4  
2000-02-17 10:24:43  
Cook County Recorder 27.00

11 of All  
10015  
&

THIS INDENTURE, made this  
11<sup>th</sup> day of February, 2000  
between **Old Willow, 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, party of

the first part, and James Hargrove, whose address is: 351 Kelburn Road, Deerfield, Illinois 60015, party of  
the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and  
No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand paid, and pursuant  
to authority given by the Managers of said limited liability company, by these presents does REMISE,  
RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER,  
as joint tenants with the right of survivorship and not as tenants in common, all the following described land,  
situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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 in 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, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part reserves to itself,  
its 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.

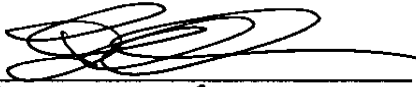
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the  
party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby  
the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein  
recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through  
or under it, it WILL WARRANT AND FOREVER DEFEND.

**BOX 333-CTI**

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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 a Manager, the day and year first written above.

**Old Willow, L.L.C.**, an Illinois limited liability company

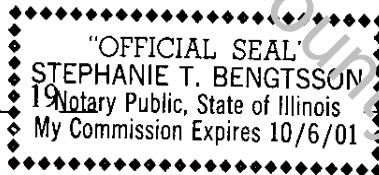
By:   
John McLinden a Manager

State of Illinois )  
                          )ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden, personally known to me to be a Manager of Old Willow, L.L.C., an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of February, 2000.

Commission expires \_\_\_\_\_

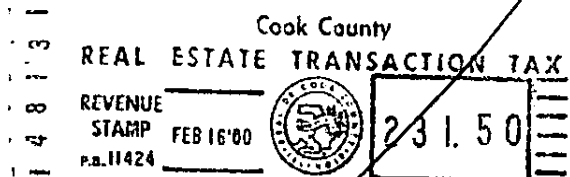
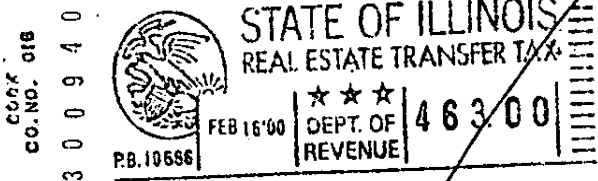


  
NOTARY PUBLIC

This instrument was prepared by: Mary B. Koberstein, Esq., Centrum Properties, Inc., 227 West Hubbard, Chicago, IL 60610

After Recording, mail to: R. Steven Polachek, Esq., 18 East Dundee Road, Suite 208, Barrington, IL 60010

Send Subsequent Tax Bills to: James Hargrove, Unit 114, 1875 Old Willow Road, Northfield, IL 60093



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## Exhibit A

### Legal Description

Unit 114 in the Middlefork Woods Condominiums delineated on the Plat of Survey on the following described parcel of real estate:

Lot 1 in the Final Plat of Old Willow Subdivision, of that part of the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded May 6, 1998 as Document Number 98373125:

Which Plat of Survey is attached as "Exhibit E" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 14, 1999 as Document No. 99470406, as amended from time to time, together with its undivided interest in said parcel (excepting from said parcel all the property and space comprising the units thereof as defined and set forth in said Declaration and Plat of Survey), together with storage space limited common element S-3 and garage parking space limited common elements P-4 and T-5, all in Cook County, Illinois.

Address of Property: Unit 114, 1875 Old Willow Road, Northfield, Illinois 60041

Permanent Index Numbers: Part of 04-24-219-040, 04-24-215-041, and 04-24-216-002

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## Exhibit B

### Permitted Exceptions

1. Real Estate taxes for 1999 and subsequent years;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the date hereof;
3. Applicable zoning and building laws or ordinances;
4. All rights, easements, restrictions, covenants, conditions and reservations of record or contained in the Declaration and a reservation by the Middlefork Woods Condominium Association ("Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration;
5. Utility easements;
6. Provisions of the Condominium Property Act of Illinois ("Act"); and
7. Acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee.

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