

UNOFFICIAL COPY

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7/25/00 5 47 002 Page 1 of 5

2002-01-10 07:13:26

Cook County Recorder 29.50



0020037858

SPECIAL WARRANTY DEED

(Corporation to Individual) (Illinois)

THIS INDENTURE, made this 1st day of December, 2001, Between Concord Mills Estates 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 Kevin P. Cooney, 1020 N. Penny Lane, Palatine, IL

(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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

6

General real estates 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 (b) easements, building line and use and occupancy restrictions, covenants and conditions, annexation or development agreements affecting the Property and Plats of Subdivision of record (c) roads and highways, if any; (d) applicable zoning and building laws and ordinances; (e) the Purchaser's mortgage, if any; (f) public utility easements; (g) acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; (h) drainage ditches, tiles and laterals, if any; (i) covenants, conditions and restrictions in the Declaration for Concord Mills Estates.

Permanent Real Estate Index Number(s): \_

Address(es) of real estate: 1020 N. Penny Lane (Lot#24)  
Palatine, 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 \_\_\_\_\_ Secretary, the day and year first above written.

Concord Mills Estates L.L.C.  
By: A.C.Homes Corporation VII,  
Managing Member  
(Name of Corporation)

By [Signature]  
Its: \_\_\_\_\_ President

Attest: [Signature]  
Asst. Secretary

This instrument was prepared by Deborah T. Hagedorn, c/o Concord Homes  
1540 East Dundee Road, Suite 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

Joseph V. Roddy  
(Name)

KEVIN COONEY  
(Name)

Mail 77 W. Washington 1100  
To: (Address)

1020 N. Penny Lane  
(Address)

Chicago IL 60602  
(City, State and Zip)

Palatine, Illinois 60067  
(City, State and Zip)

OR RECORDER'S OFFICE BOX No. \_\_\_\_\_

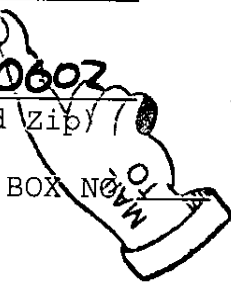





EXHIBIT A

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.

STATE TAX

STATE OF ILLINOIS



JAN.-9.02

COOK COUNTY


# 0000008188

REAL ESTATE TRANSFER TAX
00472,50
FP351009

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN.-9.02

REVENUE STAMP

# 0000008209

REAL ESTATE TRANSFER TAX
00236,25
FP351021

UNOFFICIAL COPY

STREET ADDRESS: 1020 N. PENNY LANE LOT 24  
CITY: PALATINE COUNTY: COOK COUNTY  
TAX NUMBER: 02-09-306-005-0000

LEGAL DESCRIPTION:

LOT 24 IN CONCORD ESTATES BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00955295.

PERMANENT INDEX NUMBER(S): 02-09-306-005-0000  
02-09-311-001-0000  
02-09-312-003-0000  
02-09-312-004-0000  
02-09-312-005-0000

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