

SPECIAL WARRANTY DEED
(Joint Tenancy)



THIS INDENTURE, made
this 1st day of
November, 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 Deepak Sondhi & Gayatri Sondhi,
907 Mayfair Court, Elk Grove Village, IL. 60007

HUSBAND AND WIFE, 6

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, ~~not~~ in joint
tenancy. 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, ~~not in tenancy~~
~~in common, but in joint tenancy~~, 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:

⊕ BUT AS TENANTS BY THE ENTIRETY

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 encumbered 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:

BOX 333-CTI

79700682-CT

UNOFFICIAL COPY

CO. NO. 216
3 1 6 4 2 1
P.D. 10686 FEB 1 '02
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
253.00

3 4 4 7 1 6
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
P.D. 11427 FEB 1 '02
Cook County
205.50

Property of Cook County Clerk's Office

20145198

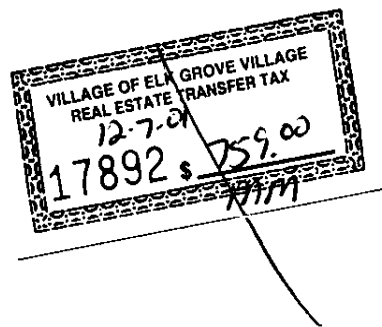
02/02/02

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, 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): 08-31-400-059

Address(es) of real estate: 907 Mayfair Court, Elk Grove Village, 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 Asst. Secretary, the day and year first above written.



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

By [Signature]
Its: President

Attest: [Signature]
Its: Asst Secretary

This instrument was prepared by Deborah T. Haddad, Esq.
1540 E. Dundee Road, Ste 350
Palatine, Illinois 60074
(NAME AND ADDRESS)

20145198

AFTER RECORDING MAIL TO:
[Signature]
(Name)
Mail To: _____
(Address)

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
DEEPAK SONDI
(Name)
907 MAYFAIR CT,
(Address)
ELK GROVE VILLAGE, IL
(City, State and Zip). 60007

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

SS.

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, the 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 company, 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.

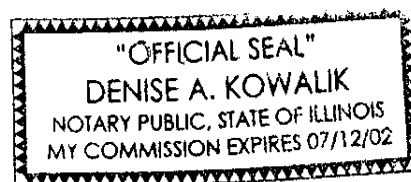
GIVEN under my hand and official seal this 1st day of

November, 2001.

Denise A. Kowalik

Notary Public

Commission expires 7-12-02



20145198

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007970068 AH

STREET ADDRESS: 907 MAYFAIR COURT

UNIT 11-4-714-907

CITY: ELK GROVE VILLAGE COUNTY: COOK

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

LEGAL DESCRIPTION:

UNIT 11-4-714-907 IN THE ARBOR CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 AND 11 IN THE FINAL PLAT OF ARBOR CLUB SUBDIVISION, BEING A RESUBDIVISION OF LOT 36 IN TALBOT'S MILL, BEING A SUBDIVISION OF PART OF THE SOUTH HALF 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.

Approved by Cook County Clerk's Office

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