

UNOFFICIAL COPY

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2002-05-16 16:47:12  
Cook County Recorder 25.50

**SPECIAL WARRANTY DEED**  
(Illinois)



0020564600

THIS INDENTURE, made this 9<sup>th</sup> day of May, 2002, between **COURTYARD DEVELOPMENT GROUP, LLC**, an Illinois Limited Liability Company, and duly authorized to transact business in the State of Illinois, party of the first part, and **JEFFREY H. MORITZ and CATHERINE MORITZ, husband and wife, as Joint Tenants**, 1360 Chadwick Court, West Dundee, Illinois 60118 party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the *Manager* 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**, all of the following described Real Estate situated in the County of Cook, in the State of ILLINOIS known and described as follows, to-wit:

THAT PART OF LOT B IN LAKE AVENUE FARMS SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKE AVENUE FARMS SUBDIVISION RECORDED JANUARY 25, 1946 AS DOCUMENT NUMBER 13705246 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MARCH 7, 1946 AS DOCUMENT NUMBER 13735864, LYING WEST OF THE WEST LINE OF THAT PART THEREOF CONDEMNED FOR TOLL ROAD PURPOSES ON A PETITION FILED JUNE 25, 1956 IN CASE NUMBER 56S11101, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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, 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 party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

PIN: 04-29-100-224-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

PROPERTY: Vacant, Glenview, Illinois

DATE: 5-15-02 AGENT: [Signature]

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its *Manager* the day and year first above written.

COURTYARD DEVELOPMENT GROUP, LLC, by Moritz Builders, Corp., Manager

By: Jeffrey H. Moritz  
Jeffrey H. Moritz, President

Attest: Catherine Moritz  
Catherine Moritz, Secretary

STATE OF ILLINOIS )  
                                  )S  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that *Jeffrey H. Moritz*, personally known to me to be the President and *Catherine Moritz*, personally known to me to be the *Secretary* of Moritz Builders, Corp., Manager of Courtyard Development Group, LLC, an Illinois Limited Liability 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 *Secretary*, they signed and delivered the said instrument as their 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 15th day of May, 2002.

Rosalind Gayle  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING, PLEASE MAIL TO:**

RICHARD L. GAYLE, ESQ.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street, Suite 1000  
Chicago, Illinois 60602



**PLEASE MAIL TAX BILLS TO:**

Jeff & Cathy Moritz  
P.O. Box 247  
Dundee, Illinois 60118

Property Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

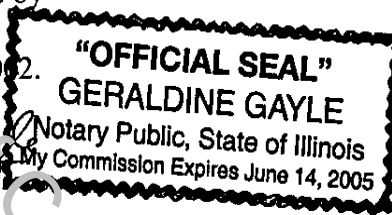
Dated: May 16, 2002

Signature:

*[Handwritten Signature]*  
\_\_\_\_\_  
Grantor or Agent

Subscribed and Sworn to before me by the said Richard L. Gayle this 16th day of May, 2002.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 16, 2002

Signature:

*[Handwritten Signature]*  
\_\_\_\_\_  
Grantee or Agent

Subscribed and Sworn to before me by the said Richard L. Gayle this 16th day of May, 2002.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)