

GEORGE E. COLE®
LEGAL FORMS

No. 803 REC
February 1996

9510/0014 53 001 Page 1 of 3
2002-07-22 09:52:02
Cook County Recorder 25.50

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



0020796390

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THIS AGREEMENT, made this 26th day of April, 2002, between

River Mill-Wheeling, L.L.C., a 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 Leonid Nayshtut (Name and Address of Grantee)

3440 Tamarind Dr Northbrook IL 60062 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 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 Managers of said

company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to

it's 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:

(see legal description attached hereto)

1st AMERICAN TITLE order # D19040

1022

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it's 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, it's 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): see attached (also covers other property)

Address(es) of real estate: 670 Mill Circle, Unit 107, Wheeling, Illinois 60090

IN WITNESS WHEREOF, said party of the first part has caused its ~~corporate seal to be hereunto affixed and has caused its name to be signed to these presents by its~~ Sr. Investment Mgr. ~~XXXXXX~~ River Mill-Wheeling, L.L.C. ~~XXXXXX~~ Secretary, the day and year first above written.

By: Hearthstone Advisors, Inc., its Manager (Name of Corporation)

By: Cindy Gilmore
Cindy Gilmore, Sr. Investment Mgr. President

Attest: _____ Secretary

This instrument was prepared by Irene Smetana, 2400 Wisconsin Ave., Downers Grove, IL 60515
(Name and Address)

UNOFFICIAL COPY

MAIL TO
MAIL TO

Leonid Nayshtut
(Name)
3440 TAMARIND DR.
(Address)
Northbrook, IL 60062
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Leonid Nayshtut
(Name)
670 Mill Circle, Unit 107
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois
 Will
COUNTY OF DeKalb } ss.

I, the undersigned, _____ a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Gilmore,
Sr. Investment Mgr.
personally known to me to be the President of Hearthstone Advisors, Inc., manager for
a company River Mill-Wheeling, L.L.C., personally known to me to be the
Secretary of said corporation, 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 Sr. Investment Mgr. President and 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 Managers 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 26th day of April 2002.

Notary Public SEAL
IRENE R. SMETANA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-24-2005
Commission expires _____

Box _____
SPECIAL WARRANTY DEED
Corporation to Individual

TO

ADDRESS OF PROPERTY:
670 Mill Circle # 107
Wheeling, IL 60090
MAIL TO:
~~REBEKAH~~
Leonid Nayshtut
3440 Tamarind Dr.
Northbrook, IL 60062
GEORGE E. COLE®
LEGAL FORMS

0020796390

UNOFFICIAL COPY

Legal Description Attachment

Unit 1317 in River Mill Crossing Condominium as delineated on a survey of certain lots in River Mill Crossings, being a Subdivision in the Southwest Quarter of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, which Survey is attached as Exhibit "C" to the Declaration of Condominium as recorded June 16, 2000 as document 00446678, as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

~~THE GRANTOR HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.~~

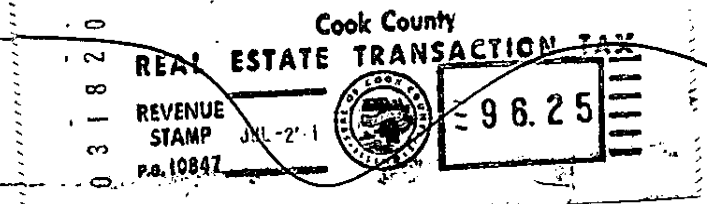
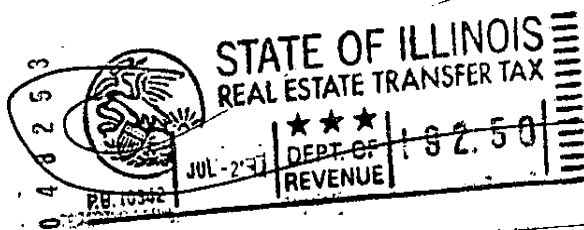
Subject to the following:

2001 taxes and subsequent years; also subject to restrictions, conditions, easements, and building lines of record, if any; and also subject to the Illinois Condominium Property Act.

Commonly known as: 670 Mill Circle, Unit 107, Wheeling, Illinois 60090

PIN Number(s): (also covers other property) -

03-12-300-190
03-12-300-191
03-12-300-192
03-12-300-193



0020796390

UNOFFICIAL COPY

Property of Cook County Clerk's Office