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2002-08-08 13:07:43

Cook County Recorder 29.00



0020868590

SPECIAL WARRANTY DEED

Joint Tenancy

THIS INDENTURE, made this 1st day of July, 2002, Between Concord At The Glen 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,

Above Space For Recorder's Use Only

and Connie M. Krapp & Judith B. Farmer,
1528 Bluestem Lane, Glenview, IL

(NAME AND ADDRESS OF GRANTEE)

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

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 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:

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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 including without limitation right of access in favor of the grantor over the land for any remedied or correction action required pursuant to the provision of CERCLA as reserved in the deeds from the United States of America, acting by and through the Department of Navy, to the Village of Glenview recorded as Document Nos. 98036651 and 09009499; (c) roads and highways, if any; (d) applicable zoning and building laws and ordinances; (e) the Purchaser's mortgage, if any; (f) acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; (g) drainage ditches, tiles and laterals, if any; (h) covenants, conditions and restrictions in the Declaration for Concord At The Glen.

Permanent Real Estate Index Number(s): _

Address(es) of real estate: 1528 Bluestem Lane (101) Glenview, 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 At The Glen L.L.C.
By: A.C.Homes Corporation VII,
Managing Member
(Name of Corporation)

By _____
Its: _____ President

Attest: Maxlyn Magyes
Asst. Secretary

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

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SEND SUBSEQUENT TAX BILLS TO:

	<u>CONNIE M. KNAPP</u> (Name)	_____ (Name)
Mail To:	<u>1528 BLUESTEM LN</u> (Address)	<u>1528 Bluestem Lane</u> (Address)
	<u>Glenview, IL 60025</u> (City, State and Zip)	<u>Glenview 60025</u> <u>Palatine, Illinois 60067</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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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.

PERMANENT INDEX NUMBERS:

COOK COUNTY CLERK'S OFFICE

COOK CLERK'S OFFICE 3 4 3 1 4	COOK CLERK'S OFFICE 3 4 3 1 4	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX AUG-6'02 DEPT. OF REVENUE PB 10656	636.50
COOK CLERK'S OFFICE 3 4 3 1 4	COOK CLERK'S OFFICE 3 4 3 1 4	Cook County STATE TRANSACTION TAX REVENUE STAMP AUG-6'02 PB 11427	318.25

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008030370 SK
STREET ADDRESS: 1528 BLUESTEM LANE
CITY: GLENVIEW COUNTY: COOK
TAX NUMBER: 04-27-400-061-0000

LEGAL DESCRIPTION:

LOT 101 IN CONCORD AT THE GLEN UNIT 2 FALLING IN THAT PORTION OF LOT 37 IN
GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF
SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34 TOWNSHIP 42 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 3, 2001 AS DOCUMENT 0010004438 IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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