

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



**THIS AGREEMENT**, made this 9th day of August, 2002, between **Harwood Court Apartments, Inc.**, a corporation 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 of the City of Darien, County of DuPage, State of Illinois, **GRANTOR, Lawrence J. , Oswald**, 401 N. 401 N. Derbyshire Avenue, Arlington Heights, Illinois 60004, **GRANTEE,**

(The above space for Recorder's use only)

*3 SW*

WITNESSETH; that the Grantor, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, an pursuant to authority of the Board Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to its successors and assigns, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

**PARCEL 1:** Unit 18519-1B in the Harwood Court Condominium as delineated on a survey of the following described land: Lot 1 of Harwood Avenue Apartments resubdivision of Lots 17 to 32 inclusive in Block 6 and Lots 1 to 7 inclusive in Block 7; also the vacated portion of Elm Avenue lying between said Block 6 and 7; South of the South line of Willow Road; North of the North line of Heather Street and East of the Easterly line of Harwood Avenue; all in South Homewood, a subdivision of all of that part of the South 1/2 of the Northwest 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, lying between the Illinois Central Railroad (on the West and the Chicago and Vincennes Road on the East) and Between the North line of said South 1/2 of the Northwest 1/4 and a line 902 feet North of and parallel to the South line of said South 1/2 of the Northwest 1/4 of Section 6; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 09152098 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**PARCEL 2:** The exclusive right to the use of P-G, a limited common element as delineated on the survey attached to the Declaration aforesaid, in Cook County, Illinois.

Address of Property: 18519-1B Harwood Avenue, Homewood, Illinois 60430  
Permanent Index No. ~~32-06-112-036-1030~~ 32-06-112-036-1030

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said property set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

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.

The tenant of the Unit failed to exercise the right of first refusal and option to purchase the unit as set forth in the Illinois Condominium Property Act, [765 ILCS 605/30(a)].

**FIRST AMERICAN TITLE**  
**ORDER NUMBER** TP 119780  
10P2 YP

# UNOFFICIAL COPY

20911408

Property of Cook County Clerk's Office

032740  
REAL ESTATE TRANSFER TAX  
# 0000042944

REAL ESTATE TRANSFER TAX  
00058.00  
TP326660

STATE OF ILLINOIS  
AUG. 19.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
29.00

REAL ESTATE TRANSFER TAX  
REVENUE STAMP  
P.O. 10847 AUG-21  
Cook County

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: (a) general real estate taxes for the year 1999 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Margaret M. Francisco its President, and attested by Maureen A. Kalousek its Treasurer, the day and year first above written.

HARWOOD COURT APARTMENTS, INC.

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Treasurer

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret M. Francisco, personally known to me to be President of HARWOOD COURT APARTMENTS, INC. an Illinois corporation, and Maureen A. Kalousek, personally known to me to be the Treasurer 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 acknowledged that as such President and Treasurer, 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 and Shareholders of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



9<sup>th</sup> day of August, 2002.  
[Signature]  
Notary Public

After Recording Mail To:  
Karbin & Associates  
One Northfield Plaza  
Suite 300  
Northfield, Illinois 60093

Send Subsequent Tax Bills To:  
Lawrence J. Oswalt  
18519 Harwood Avenue, Unit 1B  
Homewood, Illinois 60430

THIS INSTRUMENT WAS PREPARED BY:  
Kenneth J. Donkel, Attorney At Law, 9697 W. 191<sup>st</sup> Street, Suite 200, Mokena, IL 60448