## UNOFFICIAL COP2 1085494

2123/0242 48 001 Page 1 of 3 2002-10-03 13:24:20

Cook County Recorder

28.50

SPECIAL WARRANTY DEED (Corporation to Individual) JOINT TENANCY

THIS AGREEMENT, made this day of 9.26-02 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, GRANTORS, and Michael B. Beeson and Donna J. Beeson, of 66 Everett Road, Petaluma, CA, JRANTEE.



WITNESSETH, that the Granter, 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, not in Tenancy in Common, but in JOINT TENANCY, FOREVER, 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 18535-2B in the Harwood Court Condominium as delineated on a survey of the following described land: Lot 1 of Harwood Avenue Apartments resubdivision of Lots17 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 ½ of the Northwest ¼ 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 ½ of the Northwest ¼ and a line 902 feet North of and parallel to the South line of said South ½ of the Northwest ¼ and a line 902 feet North of and parallel to the South line of South ½ of the Northwest 152098 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-P, a limited common element as deline at on the survey attached to the Declaration aforesaid, in Cook County, Illinois.

Address of Property:

18535 Harwood Avenue, Unit 2B, Homewood, Illinois 60430

Tax No.

32-06-112-036-1039

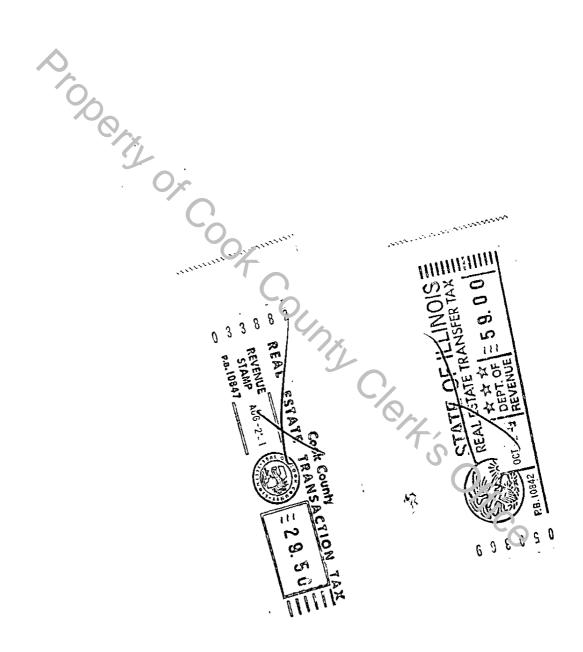
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said property set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns,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

FIRST AMERICAN TITLE ORDER NUMBER TP151184

Z

## **UNOFFICIAL COPY**



## UNOFFICIAL COP2Y085494 Page 3 of

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)].

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 an plicable.

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

HARWOOD COURT APARTMENTS, INC.

)	_O.c		/	0
Bv: MM -7	5	Chlory.	1600 Xala	
Its: President		Attest: /////// Its: Treasure	elen Jalon	sec
its. Tresident		lts: Treasure	I .	
STATE OF ILLINOIS )	4			
)	SS.			
COUNTY OF )		0.		
		4		
I, the undersigned, a	Notary Public in and for	r said County, in the Si	tate aforesaid, DO HER	REBY
CERTIFY that Margaret M.	Francisco, personally kr	nown to me to be Presi	dent of HARWOOD Co	<u>OURT</u>
APARTMENTS, INC. an Ill	mois corporation, and $\underline{M}$	laureen A. Kalousek, j	ersonally known to me	to be the
Treasurer of said corporation	, and personally known	to me to be the same p	e sons whose names are	e subscribed
to the foregoing instrument, a	ppeared before me this	ay in person, and ack	nov ledged that as such	President
and Treasurer, they signed an he affixed thereto, pursuant to	o authority, given by the	rument and caused the	corporate seal of said of	orporation to
their free and voluntary act, a	or audionity, given by the and as the free and volum	tary act and deed of co	id Sharen orders of said	corporation as
La urposes therein set forth.	and as the free and voiding	tary act and deed or sa	nd corporation, The tile i	uses and
( 5≧1.		h _		
GIVEN under my off	ficial seal, this $\mathcal{A}(\varrho)$	day of Sep	tenlu. 2	1002.
	mu.	— · <del>— U</del>		9
3 0	FFICHM	$\bigcirc$ 10	Mr ov	
	ACLAL CAMM	THU	7 11 11/100	$\sim$
	FEICIAL SEAL	7	Notary Public	
After Recording Mail To:	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		OTT. The same of	
For A T FO	MANAGES OF MINTERS	Send Subsequent	Tax Bills To:	
Frank J. Ede	ACY AT SEAL  SELIC STATE OF ILLED SE  SER 3E	Michael B	iceson	
6815 W. 45757.	SPE. 3E "	66 Everett	RQ.	
Oak Laun IL	6045-3	Petaluma	CA 9495	Z
THIS INSTRUMENT WAS	PREPARED BY:		1 = ( , , , , , , , , , , , , , , , , , ,	

Kenneth J. Donkel, Attorney At Law, 9697 W. 191st Street, Suite 200, Mokena, IL 60448