# **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED

0021015582

1741/0055 18 001 Page 1 of 2002-09-17 09:14:10 50.00 Cook County Recorder



The above space for recorder's use only

THE GRANTOR, PARK FOINT AT WHEELING, L.L.C., a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said Company does hereby REMISES, RELEASES, ALIENS and CONVEYS to:

Misao Furuta and Michiko, Co-Trustee of the Misao Furuta Revocable Trust dated August 22, 2001, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 640 McHenry Rd., Wheeling, L 60090, Unit 2-304 and P-8 SEE ATTACHED EXHIBIT A

Grantor also hereby grants to the Grantee(s), its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grance, reserves to itself, its successors and assigns, the right and easement set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservation contained in said Declaration the same as though the provisions of said declarations were recited and stipulated at length herein".

Together with all and singular the hereditaments and appurtenances thereunto, belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or in 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, upon the Grantee(s) its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the

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Grantee, their successor 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 recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2001 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this _	8871	_day of	August,	2002.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 78th day of AUGUST, 2002.

By: 5. Mark Smith, Managing Member

State of Illinois ) ) SS County of Cook )

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that S. Mark Smith, personally known to me to be the Managing Member of the Park Point at Wheeling, L.L.C. and personal known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in rerson and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 28th day of August

**NOTARY PUBLIC** 

This instrument prepared by:

Michael A. Durlacher

Durlacher & Associates, P.C.

2 N. LaSalle Suite 1776

Chicago, IL 60603

CC WWW 1810N EXPIRES: 04/06/04 AT PUBLIC, STATE OF ILLINO!

Mail to:

Tax bill to:

640 McHenry Rd. Unit 2-304 Wheeling IL 60090

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## CHICAGO TITLE INSURANCE COMPANY

UNIT #2-304

ORDER NUMBER: 1409 008041756 AH STREET ADDRESS: 640 MCHENRY ROAD

COUNTY: COOK

CITY: WHEELING TAX NUMBER: 03-03-300-010-0000

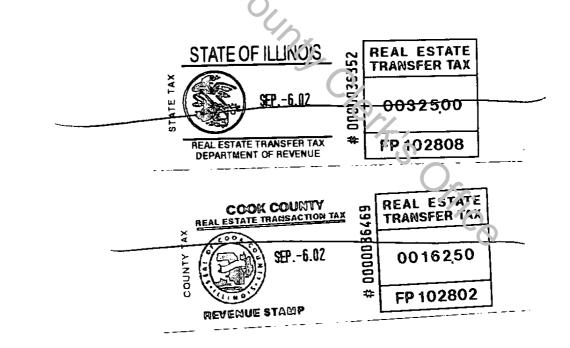
LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2-304 IN PALK POINT AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN PARK POINT AT WHEELING SUBDIVISION IN THE WFST 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010943232, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE NUMBER P-8, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATICA OF CONDOMINIUM AND SURVEY ATTACHED THEREETO RECORDED AS DOCUMENT 0010943232.



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