

SPECIAL WARRANTY DEED



0312901068

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/09/2003 08:19 AM Pg: 1 of 2

THIS AGREEMENT, dated November 19, 2002, between RSD XIX, LLC, 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, and

Jeffrey B. Kozin, 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 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by parties of the

Cook 1 of 3
8057263
2209136418

(Reserved for Recorders Use Only)

second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the parties of the second part, and to his/her/its heirs and assigns, FOREVER, all the following described real estate, situated in Cook County, Illinois, known and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Commonly Known As: 4274 Henry Way, Northbrook, IL 60062
04-06-300-006
Property Index Number: 04-06-300-003; 04-06-300-005; 04-06-300-007; 04-06-300-009; 04-06-300-011;
04-06-301-024; 04-06-301-026; 04-06-301-027; 04-06-301-031; 04-06-301-032

Together with the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders 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: TO HAVE AND TO HOLD the said premises as above described, unto the parties 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 parties 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 as to the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, WILL WARRANT AND DEFEND, subject to: SEE EXHIBIT "A".

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents on the day and year first above written.

RSD XIX, LLC, an Illinois limited liability company
By: Red Seal Development Corp., an Illinois corporation, its Manager

Prepared By:
Scott A. Weisenberg, Esq.
425 Huehl Road, Building #18
Northbrook, IL 60602

By:
Name: Scott A. Weisenberg
Its: General Counsel

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Scott A. Weisenberg, General Counsel of Red Seal Development Corp., the Manager of RSD XIX, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, dated 11/19/02

Notary Public

MAIL TO: Maer Davis, 226 N. Martin Luther King, Jr. Avenue, Waukegan, IL 60085



UNOFFICIAL COPY

Exhibit "A"

LOT 53 IN SANDER'S PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

(1) general and special real estate taxes and assessments not due and payable at the time of closing; (2) the Declaration, including all amendments and exhibits thereto; (3) easements, building and building line restrictions of record, applicable building and zoning laws and ordinances; (4) rights, agreements, covenants, conditions restrictions, and disclosures of record; (5) the Plat of Subdivision for the Sander's Prairie Subdivision, together with all easements, covenants, conditions and restrictions shown on said Plat; (6) the Annexation and Development Agreement for the Subdivision, (7) acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser; (8) Purchaser's mortgage, if any, and related documents; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

Street Address: 4234 Henry Way, Norbrook, IL 60062

04-06-300-006

P.I.N.: ~~04-06-300-003; 04-06-300-005; 04-06-300-007; 04-06-300-009; 04-06-300-011; 04-06-301-024; 04-06-301-026; 04-06-301-027; 04-06-301-031; 04-06-301-032~~

