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SPECIAL WARRANTY DEED



Doc#: 0332233275
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/18/2003 11:35 AM Pg: 1 of 3

The above space for recorder's use only

THE GRANTOR, PARK POINT 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:

James Richards and Samuel T. Bigknife, of 190 N. Milwaukee Rd, Wheeling, IL, not as Tenants in Common, but as Joint Tenants, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 660 McHenry Rd., Wheeling, IL 60090, Unit 1-105 and P-1-19

P.I.N. 03-03-300-014-1003

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 Grantor 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

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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.

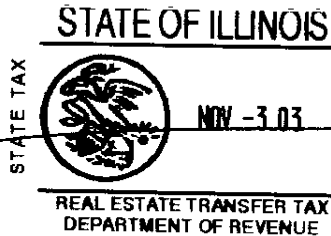
Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as recited herein; 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 30th day of JULY, 2003.

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 30th day of JULY, 2003.

By: [Signature]
S. Mark Smith, Managing Member

State of Illinois)
) SS
County of Cook)

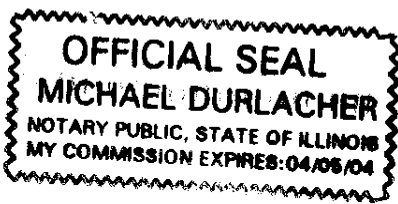


7988500000 #
REAL ESTATE TRANSFER TAX
00325.00
FP 102808

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 person 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 30th day of JULY, 2003.

[Signature]
NOTARY PUBLIC



This instrument prepared by:

Michael A. Durlacher
Durlacher & Associates, P.C.
2 N. LaSalle Suite 1776
Chicago, IL 60602

Mail to:

Tax bill to:

~~Larry Berg~~
~~Berg & Berg~~
~~5215 Old Orchard Rd.~~
~~Skokie IL 60077~~

SAMUEL BIGNIFE
660 McHenry UNIT 1-105
WHEELING IL 60090

COUNTY TAX
REVENUE STAMP
0000059004
NOV - 3.03
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FP 102802
00162.50
REAL ESTATE TRANSFER TAX

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008112250 AH
STREET ADDRESS: 660 MCHENRY ROAD
CITY: WHEELING COUNTY: COOK
TAX NUMBER: 03-03-100-022-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1-105 IN PARK 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 WEST 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-19 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THEREETO RECORDED AS DOCUMENT 0010943232.

Property of Cook County Clerk's Office