

SPECIAL WARRANTY DEED  
(Limited liability  
Company to Individual)  
(Illinois)

TICOR TITLE  
445769



08131042



Doc#: 0401440227  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 01/14/2004 11:17 AM Pg: 1 of 5

THIS INDENTURE, made  
this 29th day of  
October, 1998,  
between Avalon Sienna  
L.L.C. 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,

COOK COUNTY  
RECORDER  
ESSE WHITE  
BRIDGEVIEW OFFICE

this document is being  
re-recorded to add declarati  
number on legal description on  
Above Space For Recorder's Use Only

party of the first part, and Grzegorz Polkoszek MARRIED TO\*  
32 Cherbourg Court, Wheeling, IL. 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of Ten and 00/100  
Dollars and good and valuable consideration in hand paid by the  
party of the second part, the receipt whereof is hereby  
acknowledged, and pursuant to authority of the Board of Directors  
of the managing member of said company, by these presents does  
REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second  
part, and to his heirs and assigns, FOREVER, all the  
following described real estate, situated in the County of Cook  
and State of Illinois known and described as follows, to wit:

As More fully described in Exhibit A attached herto

\* MALGORZATA KUZMA

Together with all and singular the hereditaments and  
appurtenances thereunto belonging, or in anywise appertaining  
and the reversion and reversions, remainder and remainders,  
rents, issues and profits 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, with the hereditaments and appurtenances: TO  
HAVE AND TO HOLD the said premises as above described, with the  
appurtenances, unto the party of the second part, his  
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  
party of the second part, his 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 it WILL WARRANT  
AND DEFEND the said premises, against all persons lawfully  
claiming, or to claim the same, by, through or under it, subject  
to:

445769

5-P  
RS

CLERK'S OFFICE  
NORTH LA SALLE STREET, SUITE 1920  
CHICAGO, IL 60602

5-P

**UNOFFICIAL COPY**

08131042

PROPERTY

IBT #  
1174-8134

STATE OF ILLINOIS



174.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

Cook County  
REAL ESTATE TRANSACTION TAX



087.00

DEC--98  
REVENUE STAMP 963204

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

Real estate taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 32 Cherbourg Court, Wheeling, Illinois. IN WITNESS WHEREOF, said managing member of the party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

AVALON SIENNA L.L.C., an Illinois limited liability company  
By: A.C. Homes Corporation III, an Illinois corporation,  
Managing Member

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Asst Secretary

This instrument was prepared by Deborah T. Haddad  
1540 E. Dundee Road, Ste 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)

AFTER RECORDING MAIL TO: \_\_\_\_\_ SEND SUBSEQUENT TAX PILLS TO: \_\_\_\_\_

	<u>William J. Gross</u> (Name)	<u>Grzegorz Polkoszek</u> (Name)
Mail To:	<u>7550 W Belmont</u> (Address)	<u>32 Cherbourg Ct.</u> (Address)
	<u>Chicago, IL 60634</u> (City, State and Zip)	<u>Wheeling, IL 60090</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF Illinois }

ss.

COUNTY OF Cook }

I Tamara R. Albright, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marijyn Magafas, personally known to me to be the Assistant Secretary 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 severally acknowledged that as such President and Assistant Secretary, 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 of said corporation as managing member of Avalon Sienna L.L.C. 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.

GIVEN under my hand and official seal this 30<sup>th</sup> day of

October, 1998.



Tamara R. Albright  
Notary Public

Commission expires 4-30-00

**UNOFFICIAL COPY**

## EXHIBIT A

Unit 50-3-714 In Sienna Condominium as delineated on a survey of the following described land: Parts of Avalon-Sienna Subdivision Unit 6A, being a resubdivision of part of Lot 1 in Avalon Sienna Unit 6, being a subdivision of part of the Northwest 1/4 and Northeast 1/4 of Section 23, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded May 25, 1997 As Document Number 97205521 together with its undivided percentage ownership in the common elements.

## EXHIBIT B

Grantor also hereby grants to the grantee, 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 rights and easements 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 reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

03-23-102-001 03-23-102-002  
03-23-103-008 03-23-109-001