

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED (Corporation to Individual)



Doc#: 0424026177  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/27/2004 03:47 PM Pg: 1 of 3

7-29-04  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
2719 \$180.<sup>00</sup>

THIS INDENTURE made this 30th day of July, 2004 between Windycityproperties.com, 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, party of the first part and Todd M. Schweig and Jeffrey R. Schweig, Joint tenants,

(GRANTEE'S ADDRESS) 100 Weidner Road, Buffalo Grove, Illinois 60089

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other 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 said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

1st AMERICAN TITLE order # 890578 10 of 3

**SUBJECT TO:** General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s):

07-17-104-044-0000

Address(es) of Real Estate: 936 Cardiff Court, Schaumburg, Illinois 60193

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its \_\_\_\_\_, the day and year first above written.

Windycityproperties.com, Inc.

By Matthew J. Bailey, President  
Matthew J. Bailey  
President

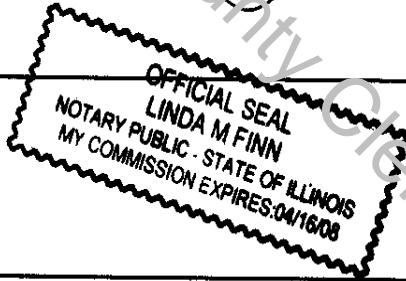
Attest \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Matthew J. Bailey personally known to me to be the President of the Windycityproperties.com, Inc. and \_\_\_\_\_ personally known to me to be the president, of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Matthew J. Bailey and President 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 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.

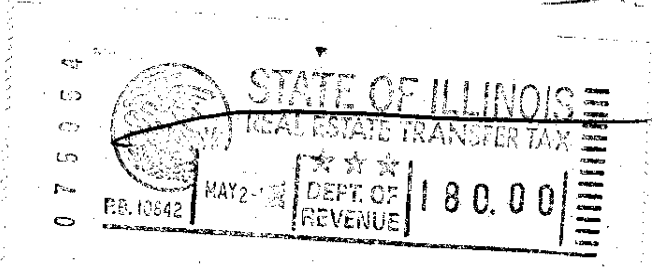
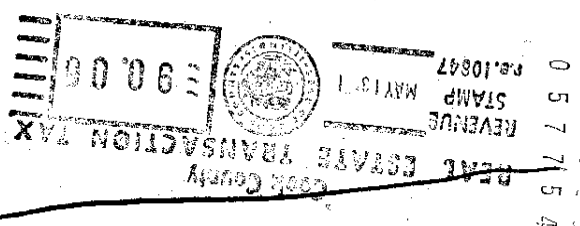
Given under my hand and official seal, this 30 day of July 2004  
Linda M. Finn (Notary Public)

Prepared By: Dennis M. Nolan, Esq.  
221 Railroad Avenue  
Bartlett, Illinois 60103



Mail To:  
Joel S. Alpert, Esq.  
1110 West Lake Cook Road, Suite 353  
Buffalo Grove, Illinois 60089

Name & Address of Taxpayer:  
Todd M. Schweig and Jeffrey R. Schweig  
936 Cardiff Court  
Schaumburg, Illinois 60193



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## EXHIBIT 'A'

### Legal Description

Parcel 1: Unit 3, Area 6, Lot 2, in Sheffield Town Schaumburg, Unit 3, being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 21, 1971 as Document No. 21487751, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress appurtenant to and for the use and benefit of Parcel 1, as set forth and defined in the Declaration recorded as Document No. 21298600, as amended, in Cook County, Illinois.

Property of Cook County Clerk's Office