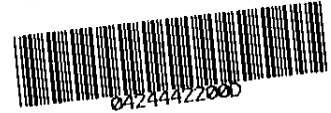


# UNOFFICIAL COPY



Doc#: 0424442200  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/31/2004 10:49 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

ABOVE SPACE FOR RECORDER'S USE ONLY

## Property of Cook County Clerk's Office SPECIAL WARRANTY DEED

This indenture, made this 23rd day of August 2004, between Hawksnest, Inc., a corporation created and existing under and by virtue of the laws of the State of Minnesota and duly authorized to transact business in the State of Illinois, party of the first part, and Nicoleta Mihaila, 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 (\$10.00) 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 Agent, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, Nicoleta Mihaila and to her 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 hereto (the "Unit").

Together will 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, 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 party of the second part, his/her/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 encumbered 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 DEFEND, subject to:

BOX 333-CTA

CTI 8239368 ZDW

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- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) Applicable zoning and building laws and ordinances;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 08-15-103-036-0000

Address(es) of real estate: Unit 222, 2234 S. Coebbert Road, Arlington Heights, Illinois

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

HAWKSNEST, INC., a Minnesota corporation.  
D/B/A Falcon Pointe-Arlington Heights  
Development, Inc.

By: Wendy Kullas  
Its Authorized Agent

COOK  
CO. CL. 016  
3 2 9 9 5 0



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 26 '04 DEPT. OF REVENUE  
159.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP AUG 26 '04  
P.B. 11427  
79.50

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE        )

I, DAWN M. MORROW, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wendy Kullas is personally known to me to be the Authorized Agent of Hawksnest, Inc. (the "Corporation"), and 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 as such Authorized Agent, signed and delivered the said instrument pursuant to authority, given by the Corporation, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of August, 2004.



*Dawn Morrow*  
\_\_\_\_\_  
Notary Public

Commission Expires: 9/28/07

**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

NICK SULLO, ESQ.

NICOLETA MIHAILA

17W69<sup>5</sup>E. BUTTERFIELD RD.  
SUITE D

2234 S. GOEBBERT RD., #222

~~ADDISON, IL 60101~~

ARLINGTON HEIGHTS, IL 60005

*Oakbrook Terrace, IL 60181*

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

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## EXHIBIT A

### PARCEL 1:

UNIT 222 IN THE SANCTUARY OF ARLINGTON HEIGHTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 1 IN MARCY'S FOREST VIEW SUBDIVISION, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1964 AS DOCUMENT 19286341, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0411221052, IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.