

UNOFFICIAL COPY



Doc#: 0426405147
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/20/2004 10:54 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

CTI 8239664 Z Lme 1/82

4

SPECIAL WARRANTY DEED

This indenture made this 3rd day of September, 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 Connie J. Zigan, 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, Connie J. Zigan 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-CT

UNOFFICIAL COPY

- (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.

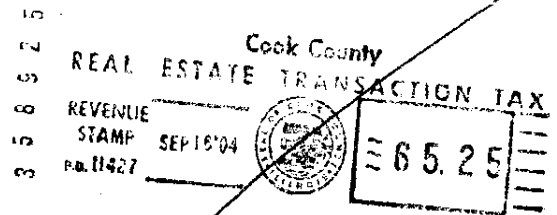
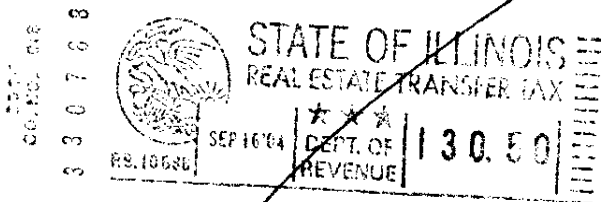
Permanent Real Estate Index Number(s): 08-15-103-036-0000

Address(es) of real estate: Unit 221, 2234 S. Goebbert 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 Kuttas
Its Authorized Agent

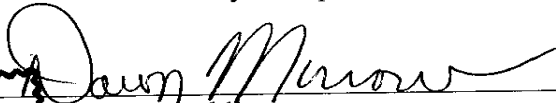



UNOFFICIAL COPY

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 3rd day of September, 2004.



Notary Public


MAIL TO: _____

SEND SUBSEQUENT TAX BILLS TO:

Same as →

CONNIE J. ZIGAN
2234 S. GOEBBERT RD., #221
ARLINGTON HEIGHTS, IL 60005

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 221 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 0411231052, 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.

Property of Cook County Clerk's Office