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**SPECIAL WARRANTY
DEED**
(Joint Tenancy)



Doc#: 0430602131
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/01/2004 09:02 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made
this 1st day of October 2004,
between Asbury Woods 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, party of the first
part, and Anna Kowalczyk, Malgorzata Bennett and Kazimierz Kowalczyk, 8808J Concord
Lane, Justice, IL 60458,

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint tenancy, 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 Board of Directors of the managing
member of said company, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY
unto the party of the second part, not in tenancy in common, but in joint tenancy, and to 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

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, 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, 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 DEFEND, subject to:

KG
4

2 of 3
11/02/04
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General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; special taxes or assessments for improvements not yet completed; easements, building line and use and occupancy restrictions, covenants and conditions, party wall rights, annexation or development agreements affecting the Property and Plats of Subdivision of record; roads and highways, if any; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals if any; unrecorded public utility easements if any, covenants, and conditions and restrictions in Declaration for Asbury Woods.

Permanent Real Estate Index Number(s): 18-34-202-003-0000
18-34-202-005

Address(es) of real estate: 8808J Concord Lane, Justice, Illinois, IN WITNESS WHEREOF, said 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 Assistant Secretary, the day and year first above written.

Asbury Woods L.L.C.,
an Illinois limited liability company
By: Concord Homes, Inc.,

By: [Signature]
Its: President
Attest: [Signature]
Assistant Secretary

This instrument was prepared by Deborah T. Haddad
1540 East Dundee Road, Suite 350
Palatine, Illinois 60074
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

John W. Morrow, P.C. Dezlo Malgorzata Bennett
(Name) (Name)

Mail To: 12820 S. Ridgeland 8808J Concord Lane
(Address) Unit C (Address)

Palos Heights, IL 60463 Justice, Illinois 60458
(City, State and Zip) (CITY, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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LEGAL DESCRIPTION

UNIT NUMBER (S) 16C-721 IN ASBURY WOODS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS AND OUTLOTS IN ASBURY WOODS SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 17, 2003 AS DOCUMENT NUMBER 0030363045 AND CORRECTED BY DECLARATION RECORDED May 29, 2003 AS DOCUMENT 0314934066 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN# 18-34-202-005

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.