

COOK
1873/830688

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



Doc#: 0633401333 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2006 11:04 AM Pg: 1 of 5

THIS INDENTURE, made
this 1st day of
November, 2006, between
Haverford Venture
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

Above Space For Recorder's Use Only

transact business in the State of Illinois

party of the first part, and Igor Petrov, an unmarried man, of
2672 Summit Drive, Glenview, IL 60025,

(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
(\$10.00) 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 a member of said company, by these presents does
DEMISE, 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 hereto

522

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 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:

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Property of Cook County

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 NOV. 27. 06
 REVENUE STAMP



0000033267

REAL ESTATE TRANSFER TAX	0044500
FP 103034	

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 NOV 27. 06



0000033157

REAL ESTATE TRANSFER TAX	0089000
FP 103032	

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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; easements, building lines and use and occupancy, restrictions, covenants and conditions of record, annexation or development agreements offering the property and Plats of Subdivision of record; applicable zoning and building laws and ordinances; the Purchaser's mortgage, if any; drainage ditches, tiles and laterals; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; liens or encumbrances over which the Title Company is willing to insure; covenants, conditions and restrictions in Declaration for Haverford, and cost sharing Agreement re: Entry Area and Lift Station.


Permanent Real Estate Index Number(s): 04-23-104-008-0000

Address(es) of real estate: 2672 Summit Drive, Glenview, 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 _____ Secretary, the day and year first above written.

Haverford Venture L.L.C.,
an Illinois limited liability
company

By: Concord Homes, Inc.,

By

Its: 
President

Attest:

Its: Asst. Secretary

This instrument was prepared by Brian Meltzer
1515 E. Woodfield Rd., Suite 250
Schaumburg, Illinois 60173
(NAME AND ADDRESS)

Igor Petrov
(Name)

SEND SUBSEQUENT TAX BILLS TO:
Igor Petrov
(Name)

Mail 2539 Fishhook Way
To: (Address)

2539 Fishhook Way
(Address)

Wauconda, IL 60084
(City, State and Zip)

Wauconda, IL 60084
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

ss.

COUNTY OF Cook }

I, Stephanie Maria Fiore, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mike Bednarek, personally known to me to be the President of Concord Homes, Inc., a member of Haverford Venture L.L.C. and Michele Peters, 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 a member of Haverford Venture 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 1st day of November, 2006.



Stephanie Marie Fiore

Notary Public

Commission expires _____

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LEGAL DESCRIPTION

EXHIBIT A

PARCEL 1: LOT 19 IN HAVERFORD, BEING A RESUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2004 AS DOCUMENT NUMBER 0417632069, IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS "A" TO "O" BOTH INCLUSIVE, AS SHOWN ON THE PLAT OF RESUBDIVISION OF HAVERFORD, AFORESAID RECORDED ON AUGUST 24, 2004 AS DOCUMENT NUMBER 0417632069, AND CREATED BY Instrument RECORDED AS DOCUMENT NUMBER 51549293, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office