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7656/0075 86 002 Page 1 of 5  
1998-12-18 12:52:48  
Cook County Recorder 29.50



445771

SPECIAL WARRANTY DEED  
(~~Joint Tenancy~~)  
TENANCY BY THE ENTIRETY  
THIS INDENTURE, made  
this 29th day of  
October, 1998,  
between Avalon Sienna  
L.L.C. a limited  
liability company  
created and existing  
under and by virtue  
of the laws of the  
State of Illinois and  
and duly authorized to  
transact business in  
the State of Illinois,

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and Ronald E. Kukla & Ljiljana Kukla, HIS WIFE  
40 Cherbourg Court, Wheeling, IL. 60090,

(NAME AND ADDRESS OF GRANTEE) not

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 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 the  
party of the first part, by these presents does REMISE, RELEASE,  
ALIEN AND CONVEY unto the party of the second part, not in  
tenancy in common, ~~but~~<sup>not</sup> in joint tenancy,\* and to their 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, 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, 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 it WILL WARRANT  
AND DEFEND the said premises, against all persons lawfully  
claiming, or to claim the same, by, through or under it, subject  
to:

\*but as tenancy by the entirety

RECORDER TITLE

58

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IBT #  
1174-8184

STATE OF ILLINOIS



212.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

Cook County  
REAL ESTATE TRANSACTION TAX

DEC--98



106.00

REVENUE STAMP 963204

Property of Cook County Clerk's Office

Real estate taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee

Permanent Real Estate Index Number(s): 03-23-102-001, 03-23-102-003;  
03-23-103-008, 03-23-109-001

Address(es) of real estate: 40 Cherbourg Court, Wheeling,  
Illinois. IN WITNESS WHEREOF, said managing member of the 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.

AVALON SIENNA L.L.C., an Illinois limited liability company  
By: A.C. Homes Corporation III, an Illinois corporation,  
Managing Member

By [Signature]  
Its: President

Attest: [Signature]  
Its: Asst Secretary

This instrument was prepared by Deborah T. Haddad  
1540 E. Dundee Road, Ste 350  
Palatine, Illinois 60067  
(NAME AND ADDRESS)



AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Peter Katagis  
(Name)

RONALD E. KUKLA  
(Name)

Mail 3557 W. Peterson Ave  
To: Suite 122 (Address)  
Chicago, IL 60659  
(City, State and Zip)

40 CHERBOURG CT.  
(Address)  
WHEELING, IL 60090  
(City, State and Zip)

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

# UNOFFICIAL COPY

STATE OF Illinois }  
COUNTY OF Cook }

SS.

I Tamara R. Albright, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marilyn Magafas, 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 managing member of Avalon Sienna 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 30<sup>th</sup> day of October, 1998



Tamara R. Albright  
Notary Public  
Commission expires 4-30-00

## EXHIBIT A

Unit 49-1-713 In Sienna Condominium as delineated on a survey of the following described land: Parts of Avalon-Sienna Subdivision Unit 6A, being a resubdivision of part of Lot 1 in Avalon Sienna Unit 6, being a subdivision of part of the Northwest 1/4 and Northeast 1/4 of Section 23, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded MARCH 25, 1997 As Document Number 97205521 together with its undivided percentage ownership in the common elements.

## EXHIBIT B

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.