UNOFFICIAL COMPANY PORCE

445771

SPECIAL WARRANTY DEED (Joint Tenancy) TENANCY BY THE ENTIRETY THIS INDENTURE, made this 29th day of <u>October</u>, 19<u>98</u>, between Avalon Sienna <u>L.L.C.</u> a limited liability company created and existing under and by virtue of the laws of the State of <u>Illinois</u> and and duly authorized to transact business in the State of Illinois,

7656/8075 36 882 Page 1 of

1998-12-18 12:52:48 Cook County Recorder

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) party of the second part, not in tenancy in commom, / 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 not 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 parcy 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:

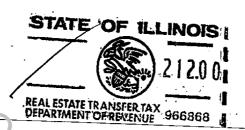
*but as tenancy by the entirety



ינה לפוזרי לפכנתופו

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1174-8184



Cook County

REVENUE STAMP

105.00

963204 L C/O/H'S O/F/CO

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

	/ \ /3-72-103-001-02-73-(02-0
Permanent Real Estate Index Number	(s): 03-23-102-001, 03-23-102-00 03-23-103-008, 03-23-108-00
Address(es) of real estate: 40 Che	erbourg Court. Wheeling.
Illinois. IN WITNESS WHEREOF, said	I managing member of the party
of the first part has caused its o	corporate seal to be hereto
affixed, and has caused its name t	to be gigned to these presents
allixed, and has caused its name of	o be signed to these presents
by its President, and	attested by its
Secretary, the day and year first	above written.
<i>h</i> -	
AVAI	LON SIENNA L.L.C., an Illinois
limi	ted liability comany
By:	A.C. Homes Corporation III, an
	nois corporation,
Mana	aging Member
AVAI limi By: Ill: Mana	3
Ву_	LIMPO
	Its: President
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FL C	est: Mullin Magagas. Its: Asst Secretary.
	Its: usuf Secretary
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	· //,
This instrument was prepared by De	eborah T. Haddad
1	540 E. Dundee Road, Ste 350
Pi Pi	alatine, Il Nnois 60067
(NAI	ME AND ADDRESS
$\partial I_{I_{i}}$	76
AFTER RECORDING MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
AFTER RECORDING WALLE	
Vitu Katacis	KONALD E. KUKLA
(NOme)	(Name)
(Name)	(Name)
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To: Address)	(Address)
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(Meaco, M 60637	WHEELING, IL 60010
(City, State and Zip) '	(City, State and Zip)
OR RECORDER'S OFFICE BOX NO	_

UNOFFICIAL COPY 1990 4 of 5

STATE OF .	Illinois	}}	
			SS.
COUNTY O	F Cook	}	

I <u>Tamara R. Albright</u>, a notary public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that <u>Wayne Moretti</u> personally known to me to be the President of <u>A.C. Homes Corporation III</u>, an <u>Illinois corporation</u>, the managing member of Avalon Sienna L.L.C., and <u>Marilyn Magafas</u>, personally known to me to be the <u>Assistant Secretary</u> 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 <u>President and Assistant Secretary</u>, 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 <u>Directors</u> 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 35th day of

TAMARA RALBRIGHT & TAMARA RAPPIRES:04/30/00

Januar R. Action Notary Public

Commission expires 4-30.00

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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 47205521 together with its undivided percentage ownership in the common stements.

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.