



Doc#: 1104555003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2011 09:08 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED CORPORATION TO INDIVIDUAL(S)

Joseph M. Lucas

ILLINOIS

**FIDELITY NATIONAL TITLE** 13012207

(1/1)

*Above Space for Recorder's Use Only*

THIS AGREEMENT between Stone Valley Builders, LLC, 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 Frank J. Kneller and Sherri L. Kneller, husband and wife, of Palatine, Illinois (*Name and Address of Grantee-s*) 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 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part Husband and Wife, not as Tenants in common, not as Joint Tenants, but as Tenants by the Entirety and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Northbrook and State of Illinois known and described as follows, to wit: *(See Legal Description Rider attached as Page 3 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Philip Davis and Linda Davis, his/her/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 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: General Taxes for the year 2009, 2010 and subsequent years; Covenants, conditions and restrictions of record, if any;

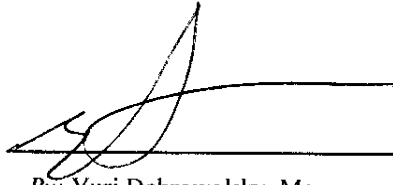
Permanent Real Estate Index Number(s): 02-21-404-022-000  
Address(es) of Real Estate: 845 W. Kathleen Lane, Palatine, Illinois 60067

# UNOFFICIAL COPY

The date of this deed of conveyance is October 21, 2010

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:  
Stone Valley Builders, LLC.

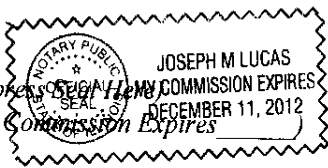


By: Yuri Dobrowolsky, Manager

(Impress Corporate Seal Here)

State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yuri Dobrowolsky personally known to me to be the Manager of Stone Valley Builders, LLC an Illinois limited liability company, 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 severally acknowledged that as such x President and x 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 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.



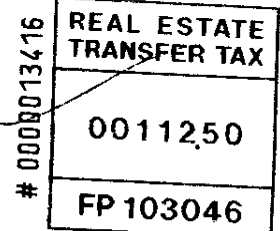
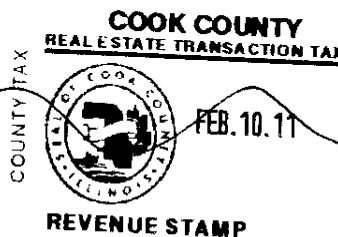
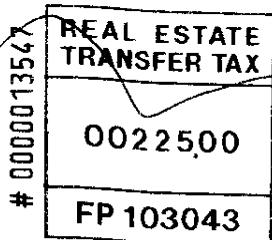
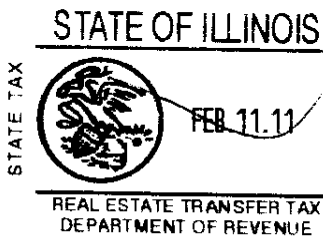
Given under my hand and official seal October 21, 2010

Notary Public

This instrument was prepared by:  
Joseph M. Lucas  
Joseph M. Lucas & Associates, L.L.C.  
224 West Main Street  
Barrington, Illinois 60010

Send subsequent tax bills to:  
Frank J. Kneller  
845 W. Kathleen Lane  
Palatine, Illinois 60067  
812 W. GILBERT ROAD

Recorder-mail recorded document to:  
Frank J. Kneller  
845 W. Kathleen Lane  
Palatine, Illinois 60067  
812 W. GILBERT ROAD



# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

For the premises commonly known as 845 W. Kathleen Lane, Palatine, Illinois 60067

Permanent Index Number(s): 02-21-404-022-0000

LOT 2 IN STONE VALLEY SUBDIVISION BEING A RESUBDIVISION OF LOT 4 IN SCHILLINGS SUBDIVISION, A SUBDIVISION OF LOT 21 IN ARTHUR T. MCINTOSH AND COMPANY'S QUINTENS ROAD FARMS, BEING A SUBDIVISION OF THE WEST 90 ACRES OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office