

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY

NO. 80
February, 1985

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86542704

THIS INDENTURE, made this 13 day of November,
1986, between American National Bank of Arlington
Heights, a national banking association,
~~corporation~~ created and existing under and by virtue of the laws of
the State of United States and duly authorized to transact
business in the State of Illinois, party of the first part,
and John M. Zawalinski, a bachelor, 33 North
LaSalle, Chicago, Illinois 60602

(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 no/100
_____ Dollars and other valuable consideration

Above Space For Recorder's Use Only

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 said ~~corporation~~, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to its 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:

Lots 1, 2, 5, 6, 7 and 8 in Block 14 in the Town of Dunton, now known as
Arlington Heights, being a subdivision of the West 1/2 of the Southwest
1/4 of Section 29, Township 42 North, Range 11 East of the Third Principal
Meridian, in Cook County, Illinois.

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, its 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, its 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: those items listed on Exhibit attached hereto:

Permanent Real Estate Index Number(s): 03-29-326-001 through 005 Lot 1 Part 5
03-29-326-008 and 03-29-326-012 through 014
Address(es) of real estate: Lot 2 Arlington Heights, 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.

American National Bank of Arlington Heights
(Name of Corporation)

By [Signature]
President
Attest: [Signature]
Secretary

This instrument was prepared by Susan Matejcek, ROSS & HARDIES, 150 N. Michigan Avenue,
Suite 2500 (NAME AND ADDRESS) Chicago, IL 60601

MAIL TO { _____
(Name)

(Address)

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: _____
(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Dolores Osuch, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert L. Riter
personally known to me to be the President of American National Bank of Arlington Heights
a corporation, and Lorraine Grupe, personally known to me to be the
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 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 this 13TH day of NOVEMBER, 1986.

Dolores Osuch
Notary Public

Commission expires MARCH 25, 1987

86 54370

DEPT-91 RECORDING \$12.00
#5021 # 2 * 84-542704
TRAM 2709 11/14/86 16:20:00
COOK COUNTY RECORDER

3567344

1986 NOV 14 PM 3:52
HARRY KIRBY VONRELL
REGISTERED CLERK

3567344

DELIVER TO
MAILBOX

TP / [Signature]

6200

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

EXHIBIT A
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1. Real estate taxes for 1986 and subsequent years. / 0 4

2. NOTE: THE TITLE TO THE LAND HAS BEEN REGISTERED UNDER AN ACT CONCERNING LAND TITLES, KNOWN AS THE TORRENS ACT. ALL INSTRUMENTS AFFECTING SUCH TITLE SUBSEQUENT TO THE DATE HEREOF MUST BE FILED IN THE OFFICE OF THE REGISTRAR OF TITLES.

(AFFECTS LOTS 1, 2, 6, 7, 8 IN BLOCK 13 AND LOT 8 IN BLOCK 14).

3. NOTE: THE TITLE TO THE LAND IS SUBJECT TO THE PROVISIONS OF THE TORRENS ACT AND THE ISSUANCE OF A TORRENS TITLE CERTIFICATE THEREUNDER. IN THE EVENT THE LAND IS TO BE EITHER CONVEYED OR MORTGAGED, OR BOTH, THE NECESSARY INSTRUMENTS MAY BE SUBMITTED TO THIS OFFICE FOR FILING WITH THE REGISTRAR OF TITLES, TOGETHER WITH THE TORRENS CERTIFICATE. UPON FILING SUCH INSTRUMENTS, APPLICATION WILL BE MADE FOR A NEW TORRENS CERTIFICATE COVERING THE INSTRUMENT FILED.

(AFFECTS SAME AS ABOVE).

4. RIGHT OF ANY PARTY INTERESTED BY MOTION, APPEAL, PETITION, OR OTHER DIRECT PROCEEDINGS, TO HAVE SET ASIDE, MODIFIED OR REVERSED THE DECREES OR ORDERS ENTERED IN CASE NUMBER 81CH3855 WITHIN THE TIME ALLOWED BY LAW.

(AFFECTS THE WEST 70 FEET OF LOT 1 AND ALL OF LOT 2 IN BLOCK 14).

5. RIGHT OF ANY PARTY INTERESTED BY MOTION, APPEAL, PETITION, OR OTHER DIRECT PROCEEDINGS, TO HAVE SET ASIDE, MODIFIED OR REVERSED THE DECREES OR ORDERS ENTERED IN CASE NUMBER 81CH3855 WITHIN THE TIME ALLOWED BY LAW.

(AFFECTS LOTS 5, 6, 7 AND 8 IN BLOCK 14).

6. RIGHT OF ANY PARTY INTERESTED BY MOTION, APPEAL, PETITION, OR OTHER DIRECT PROCEEDINGS, TO HAVE SET ASIDE, MODIFIED OR REVERSED THE DECREES OR ORDERS ENTERED IN CASE NUMBER 85CH5621 WITHIN THE TIME ALLOWED BY LAW.

(AFFECTS LOT 1 EXCEPT THE WEST 70 FEET IN BLOCK 14).

7. ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT AND GRANTING OF CERTAIN VARIATIONS DATED MAY 5, 1986 AND RECORDED MAY 20, 1986 AS DOCUMENT 86200208, AND ALL COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.

8. POSSIBLE EASEMENTS FOR PUBLIC UTILITIES OVER THE REAR OF SAID LOTS, AS DISCLOSED BY OUR INSPECTORS REPORT.

9. ORDINANCE AMENDING ORDINANCE 76-138 APPROVING A PLANNED DEVELOPMENT AND GRANTING VARIATIONS FROM THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS RECORDED MAY 23, 1980 AS DOCUMENT 25466758.

(AFFECTS LOTS 5, 6, 7, AND 8 IN BLOCK 13 AND LOTS 1, 2, 5, 6, AND 7 IN BLOCK 14).

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