

UNOFFICIAL COPY  
NEWPORT VILLAGE  
SPECIAL WARRANTY DEED 87205321

13.00

This Indenture, made this 10th day of April 19 87, between KENNEDY HOMES, LTD., a limited partnership, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and ARMAND W. BERNSTEIN & YVONNE BERNSTEIN, his wife, as joint tenants and not as tenants in common, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Legal description attached for Unit 21-4 Newport Village

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 said 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 said party of the second part, as joint tenants and not as tenants in common, their heirs and assigns forever.

Grantor also hereby grants to 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.

Subject to: General taxes for the year 19 86 and subsequent years; Condominium Property Act of the State of Illinois; Covenants, conditions, restrictions and building lines of record; Easements existing or of record; Zoning and building laws or ordinances; Roads and highways; Declaration of Condominium Ownership recorded 7/30/86 as Document No. 86323932, and as amended from time to time; Special taxes or assessments for improvements or drainage district or other assessments or installments thereof not yet due.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, a general partner of the 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 Assistant Secretary, the day and year first above written.

Attest:

Cornelia Crandall  
Assistant Secretary

KENNEDY HOMES, LTD., an Illinois limited partnership  
By: John S. Ritter  
Florida Corporation  
President

The form of this instrument was prepared by Rudnick & Wolfe, 30 N. LaSalle Street, Chicago, IL, 60602 and completed by C. Crandall Kennedy Homes, Ltd., 1530 E. Dundee Rd, Palatine, IL 60067.

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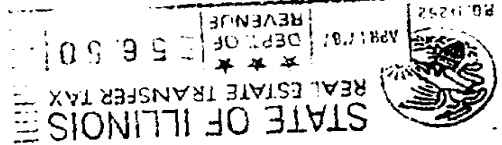
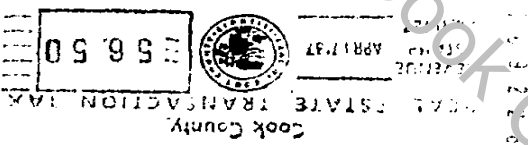
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Mail to -  
Turning of D. Decker  
Law Office of Charles N. Bussard-Desser  
23rd Floor  
105 West Madison St  
Chicago, Ill 60602

BOX 333



Given under my hand and official seal this 10th day of April, 1907.

I, Susan K. Klatt, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Victor L. Ritter, personally known to me to be the President of the corporation, and Corinne I. Grandall, 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 as President and Assistant Secretary of said corporation, 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.

My commission expires \_\_\_\_\_  
Notary Public

*Victor L. Ritter*

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STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS.

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Unit 21-4 in Newport Village Condominiums as delineated on a survey of the following described real estate: Part of Lots 1 through 21 in Newport Village and of Lot 219 in Tiburon Planned Unit Development Plat both falling in the West 1/2 of the Northwest 1/4 of Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 86323932 and as amended from time to time, together with its undivided percentage interest in the Common Elements in Cook County, IL.

Common Address: 4068 Newport Court  
Arlington Heights, IL 60004

PINs: 03 06 105 013, 014, 015

Property of Cook County Clerk's Office

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