

# UNOFFICIAL COPY

NEWPORT SQUARE

## SPECIAL WARRANTY DEED

88322140

This Indenture, made this 21st day of April, 1988, 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 Bernard Cook & Susan Cook, 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, 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 their heirs and assigns, FOREVER, all the following describe land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION attached for UNITS 17, C1 NEWPORT SQUARE  
 PROPERTY ADDRESS: 3926 Newport Way  
 Arlington Heights, IL 60004  
 PIN# 01-02-201-019 PIQ/OP

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 1987 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 May 18, 1988 as Document #88-204808, and as amended from time to time; Special taxes or assessments for improvements not yet completed and 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.

1437891 7171852 AB  
Q10

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 JUL 21 1988  
 54.00

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 JUL 21 1988  
 54.00

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IN WITNESS WHEREOF, a general partner of the said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

KENNEDY HOMES, LTD., an Illinois limited partnership  
By: KENNEDY BUILDERS CORP., a Florida Corporation

Attest:

Corinne T. Crandall  
Assistant Secretary

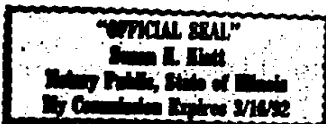
[Signature]  
Vice President

The form of this instrument was prepared by Rudnick & Wolfe, 30 North La Salle Street, Chicago, IL 60602 and completed by: Susan K. Klatt agent for Kennedy Homes, Ltd., 1530 East Dundee Road Palatine, IL 60067.

STATE OF Illinois )  
COUNTY OF Cook ) S.S.

I, Susan K. Klatt, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Gronow, personally known to me to be the Vice President of the corporation, and Corinne T. Crandall, 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 Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice 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.

Given under my hand and official seal this 21st day of April, 19 88



[Signature]  
Notary Public, Susan K. Klatt

My Commission Expires: 3/16/92

MAIL TO : COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1988 JUL 21 PM 2:14

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NEWPORT SQUARE LEGAL DESCRIPTION

Unit 5-1- C1 in the Newport Square Condominiums as delineated on a survey of the following described real estate: Part of Newport Square in the South West 1/4 of the North East 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document # 88-204808 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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Mail to:

F. D. PETRO  
30 N. LASALLE ST., Suite 2100  
Chicago, Ill. 60602

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OPASSONE

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