

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

NO. 807
February, 1985

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93745018

THIS INDENTURE, made this 16th day of August 1993, between ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION, a not-for-profit corporation, a corporation 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 ANTHONY VANACORA, whose address is Unit 315, One Renaissance Place, Palatine, IL 60067, -----

DEPT-01 RECORDING \$25.50
T#0000 TRAN 3954 09/17/93 11:35:00
#3751 \$ * - 93 - 745018
COOK COUNTY RECORDER

(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 (\$10) 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 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 his 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:

Above Space For Recorder's Use Only

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

93745018

25-3/8

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, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, promise and agree, to and with the party of the second part, his 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:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Permanent Real Estate Index Number(s): 02-14-120-080
Address(es) of real estate: Unit GAR-63, One Renaissance Place, Palatine, IL 60067

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.

ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation
(Name of Corporation)

By Jackson W. Anderson, President
Attest: C. Leslie Hamme, Secretary



This instrument was prepared by Arnold M. Schwartz, Esq., c/o Davidson & Schwartz, North Canal Street, Chicago, IL 60606-7206

MAIL TO ANTHONY VANACORA (Name)
Unit 315
One Renaissance Place (Address)
Palatine, IL 60067 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

INV 46354 1 of 1 DDB

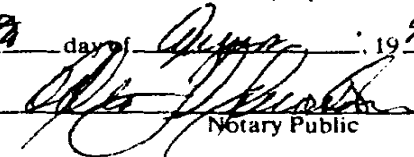
Property of Cook County Recorder's Office

UNOFFICIAL COPY

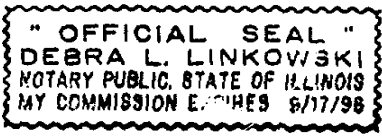
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


I, _____ the undersigned _____, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JACKSON W. ANDERSON
personally known to me to be the _____ President of _____
not-for-profit _____
an Illinois corporation, and C. LESLIE HAMMES _____, 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 10th day of August, 1993.



Notary Public
Commission expires _____



COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 17 1993
PA-11425

03.00

95745015

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER:

Parcel 1:

Unit GAR-63 together with its respective undivided interest in the Common Elements in Renaissance Towers Condominium as delineated on a Survey of the following described real estate: Part of Lots 20 and 21 in Renaissance Subdivision, being a subdivision of part of the North West 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "C" to the First Amendment to the Amended and Restated Declaration of Condominium Ownership recorded as Document 93-543644, amending the Amended and Restated Declaration of Condominium Ownership recorded as Document 92-873211, the Declaration of Condominium recorded as Document Number 26190230 and amended from time to time together with an undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

Non-exclusive perpetual easement for the benefit of Parcel 1 as created by the Plat of Renaissance Subdivision recorded January 6, 1975 as Document 22955436 for ingress and egress, in Cook County, Illinois.

Commonly known as Unit GAR-63, One Renaissance Place, Palatine, Illinois 60067.

Permanent Real Estate Index No. *02-14-100-080*

Subject to: (a) Real estate taxes for the year 1993 and subsequent years; (b) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, roads and highways, if any; (d) encroachments, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Illinois Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (j) mortgages or trust deeds on the common elements and mortgages or trust deeds specified herein, if any; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (l) applicable zoning and building laws and ordinances; (m) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (n) and liens, encroachments, or other matters over which the title insurer is willing to insure.

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