

# UNOFFICIAL COPY 94861646

## SPECIAL WARRANTY DEED

This Indenture, made this 12th day of September, 1994, 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 Sureshchandra Shah and Vinod Shah, his wife, Dhaval Shah and as joint tenants and not as tenants in common, party of the second part.

COOK CO. NO. 016  
0 5 6 9 5 3

WITNESSETH, that the said party of the first part, for and consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt of 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:

Lot 1 in Plumrose Subdivision, being a Subdivision of the East 20 acres of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 41 North, Range 10, East of the Third Principal Meridian (except the South 50 feet thereof), according to the Plat thereof recorded May 23, 1990, as Document No. 90239105 in Cook County, IL.

HIN: 07-22-1206-001  
 IMELAS A TORADHAM  
 Property Address: Plumrose Lane  
 Schaumburg, IL 60194

3/21/32  
 VILLAGE OF SCHAUMBURG  
 DEPT. OF FINANCE  
 AND ADMINISTRATION  
 DATE 03/21/94  
 AMT. PAID

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.

Subject to: General taxes for the year 1994 and subsequent years; Zoning and building laws or ordinances; Building lines and public utility and drainage easements of record; Covenants, Conditions, Restrictions and Easements of record.

And the party of the first part, for itself, and its successors, does hereby 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.

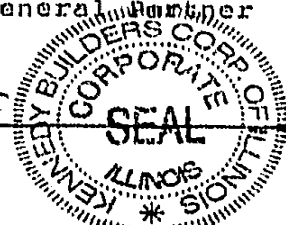
IN WITNESS WHEREOF, a general partner of the said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, the day and year first above written.

KENNEDY HOMES, LTD, by Kennedy Builders Corp. of Illinois, General Partner

Attest:

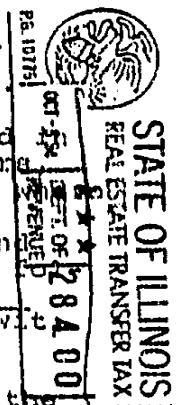
Stefanie Wolke  
 Assistant Secretary

John A. Miller  
 President



The form of this instrument was prepared by Rudnick & Wolfe, 30 N. LaSalle Street, Chicago, IL 60602, and completed by S. Wildman, Kennedy Homes, Ltd. 3721 Ventura Drive, Arlington Heights, IL 60004

143  
 Deval Shah, his sons  
 REAL ESTATE TRANSFER TAX  
 142.00  
 BOX 333-011  
 75 7428  
 8 CH 51



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UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

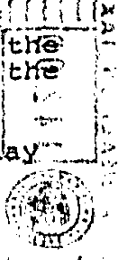
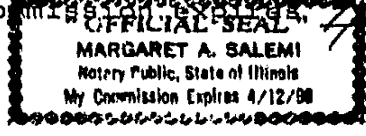
SS.

I, Margaret A. Salemi, 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 Kennedy Builders Corp. of Illinois and Stephanie St. John, 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.

Given under my hand and official seal this 12th day of September, 1994.

Margaret A. Salemi  
Notary Public

My commission expires 4/12/98



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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