

**SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)**

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DEPT-01 RECORDINGS \$23.50
T49999 TRAN 3228 03/28/94 13:33:00
#9240 * -94-278604
COOK COUNTY RECORDER

94278604

Above Space For Recorder's Use Only

THIS INDENTURE, made this 16th day of February 1994, between ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION, an Illinois 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 F. PHILIP McLAUGHLIN AND MARGARET V. McLAUGHLIN, HIS WIFE, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY, of 1217 S. Wilke Rd., Apt. 110, Arlington Heights, IL 60005

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 their 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:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

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, their 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, 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 DEFEND, subject to: **SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.**

Permanent Real Estate Index Number(s): 02-14-100-080.
Address(es) of real estate: Unit GFI, 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*
Jackson W. Anderson, President
Attest: *C. Leslie Hammond*
C. Leslie Hammond, Secretary



This instrument was prepared by Arnold M. Schwartz, Esq., c/o Davidson & Schwartz
(NAME AND ADDRESS)
111 North Canal Street, Suite 394, Chicago, IL 60606

MAIL TO { F. Philip McLaughlin
Margaret V. McLaughlin
Unit GFI (Name)
One Renaissance Place (Address)
Palatine, IL 60067 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Philip McLaughlin
Unit GFI One Renaissance Place
Palatine, IL 60067 23
(City, State and Zip)

MANU 49410 191 DT

94278604



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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 ONE RENAISSANCE PLACE
CONDOMINIUM ASSOCIATION
an not-for-profit 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 16th day of February, 1994.

Alfred J. [Signature]
Notary Public
Commission expires _____

121
22
33
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
MAR 28 '94
11425
48.00

" OFFICIAL SEAL "
DEE J. BLINKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/17/96

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO _____
ADDRESS OF PROPERTY: _____

SENT TO _____

GEORGE E. COLE
LEGAL FORMS

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LEGAL DESCRIPTION RIDER:

Parcel 1: Unit GF1, 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 B to the Declaration of Condominium recorded as Document 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 GF1, 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; (d) any roads and highways, if any; (e) encroachments, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act; (h) special taxes or assessments for improvements not yet completed; (i) any unconfirmed special tax or assessment; (j) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (k) mortgages or trust deeds on the common elements and mortgages or trust deeds specified herein, if any; (l) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (m) applicable zoning and building laws and ordinances; (n) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (o) and liens, encroachments, or other matters over which the title insurer is willing to insure.

02-14-100-080

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11-1-2010