

UNOFFICIAL COPY

95032703

SPECIAL WARRANTY DEED

This Indenture, made this 22nd day of December, 1994, between KENNEDY COMMUNITY DEVELOPMENT LIMITED PARTNERSHIP,

a limited partnership created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Terry E. Typlin and Fran P. Typlin, his wife, as joint tenants and not as tenants in common, party of the second part,

of 1429 Albany Court, #101, Schaumburg, IL 60193
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:

Lot 28 of the Merry Hill Estates Subdivision, being a Subdivision in that part of the South 1/2 of the Southwest 1/4 of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded February 11, 1993 as Document no. 93116838 in Cook County, IL.

PIN: 07 16 302 003

Property Address: 430 Rugby Place
Schaumburg, IL 60194

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 1993 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 COMMUNITY DEVELOPMENT LIMITED PARTNERSHIP BY Kennedy Affiliates, Inc.
General Partner

Attest:

Assistant Secretary

President

Thomas M. Hallegrie

The form of this instrument was prepared by Rudnick & Wolfe, 30 N. LaSalle Street, Chicago, IL 60602, and completed by S. Wilchman, Kennedy Community Development, P. O. Box 734, Gages Lake, IL 60030-0734

COOK
COUNTY, ILL.
95032703

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 1995
REVENUE
274.00

35200 SM
EXEMPT
11/3/95

COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE
137.00

95032703

1/2

1/2

27355212

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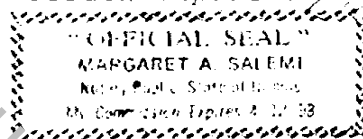
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Margaret A. Salemi, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas M. Gillespie, personally known to me to be the President of Kennedy Affiliates, Inc., and William 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 in 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 22nd day of December, 1994.

Margaret A. Salemi
Notary Public

My commission expires: 4/1/98



95032703

When Recorded Date Recd
430
Notary Public

95032703