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SPECIAL WARRANTY DEED
(Corporation to
Individual)
(Illinois)

96555880

THIS INDENTURE, made
this 24th day of
May, 1996, between
Country Club
Villas at
Rob Roy L.L.C.

. DEPT-01 RECORDING \$29.50
. T#0011 TRAN 2647 07/22/96 13:46:00
. #7640 & RV *-96-555880
. COOK COUNTY RECORDER

a
limited liability company
created and existing
under and by virtue of
the laws of the State
of Illinois

Above Space For Recorder's Use Only

and duly authorized to
transact business in
the State of Illinois,
party of the first part, and Thomas F. Cozzi,
607 Concord Way, Prospect Heights, IL

TTI SC 333913

(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 00/100
(\$10.00) Dollars and 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 the managine member of the first part, by these presents does
REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second
part, and to _____ 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:

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as more fully described in Exhibit A 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, _____
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, _____ 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:

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07803601

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11/18/05

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 18 '05
185.50



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
211.00



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Real Estate Taxes not yet payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee.

Permanent Real Estate Index Number(s): 03-26-102-004

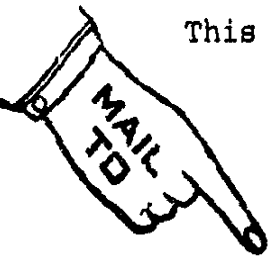
Address(es) of real estate: 607 Concord Way,
Prospect Heights, Illinois

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.

Country Club Villas at Rob Roy
L.L.C.
By: Country Club Villas at Rob Roy
L.L.C.
(Name of Corporation)

By: [Signature]
Its: _____ President
Attest: [Signature]
Asst. Secretary

This instrument was prepared by Deborah T. Paddad, c/o Concord
Development Corporation
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



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SEND SUBSEQUENT TAX BILLS TO:

<u>MICHAEL J. COZZI</u> (Name)	<u>THOMAS F. COZZI</u> (Name)
Mail <u>215 N. ARLINGTON HES. RD.</u> To: (Address)	<u>607 CONCORD WAY</u> (Address)
<u>ARLINGTON HES, IL 60004</u> (City, State and Zip)	<u>PROSPECT HEIGHTS, IL 60070</u> <u>Palatine, Illinois 60067</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

SS.

COUNTY OF Cook }

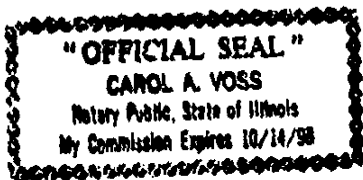
I CAROL A. VOSS, a notary public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that WAYNE MORETTI personally known to
me to be the PRESIDENT of Country Club Villas as Rob Roy L.L.C.,
and MARILYN MAGAFAS, personally known to me to be the Assistant Secretary of said
company, and personally 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 and caused the corporate seal of said company to be affixed thereto, as their free
and voluntary act, and as the free and voluntary act and deed of said company, for the uses
and purposes therein set forth.

GIVEN under my hand and official seal this 28th day of
May, 1996

Carol A. Voss
Notary Public

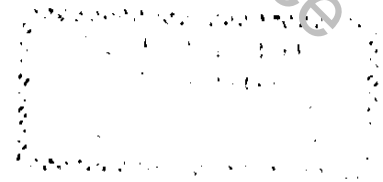
Commission expires 10/14/98



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UNIT 20-3-L-607 IN THE COUNTRY CLUB VILLAS AT ROB ROY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PORTIONS OF LOT 1 IN THE COUNTRY CLUB VILLAS AT ROB ROY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96-414,870, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESS: 507 CONCORD WAY, PROSPECT HEIGHTS, ILLINOIS 60070

PERMANENT INDEX NUMBER: 03-26-102-004

SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY

END OF SCHEDULE A

Grantor also hereby grants to the 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.

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