

UNOFFICIAL COPY

SC334779

SPECIAL WARRANTY DEED
(Corporation to
Individual)
(Illinois)

96580312

THIS INDENTURE, made
this 7th day of
June, 1996,
between Concord Mills
Limited Partnership

. DEPT-01 RECORDING \$27.50
. T40001 TRAN 4957 07/30/96 12:17:00
. 43194 RC *-96-580312
. COOK COUNTY RECORDER

a
limited partnership
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

Above Space For Recorder's Use Only

party of the first part, and Douglas R. Carlson
1500 N. Waterbury Circle, Palatine, IL

(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 general partner 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:

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, his
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, 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:

2750
m

96580312

UNOFFICIAL COPY

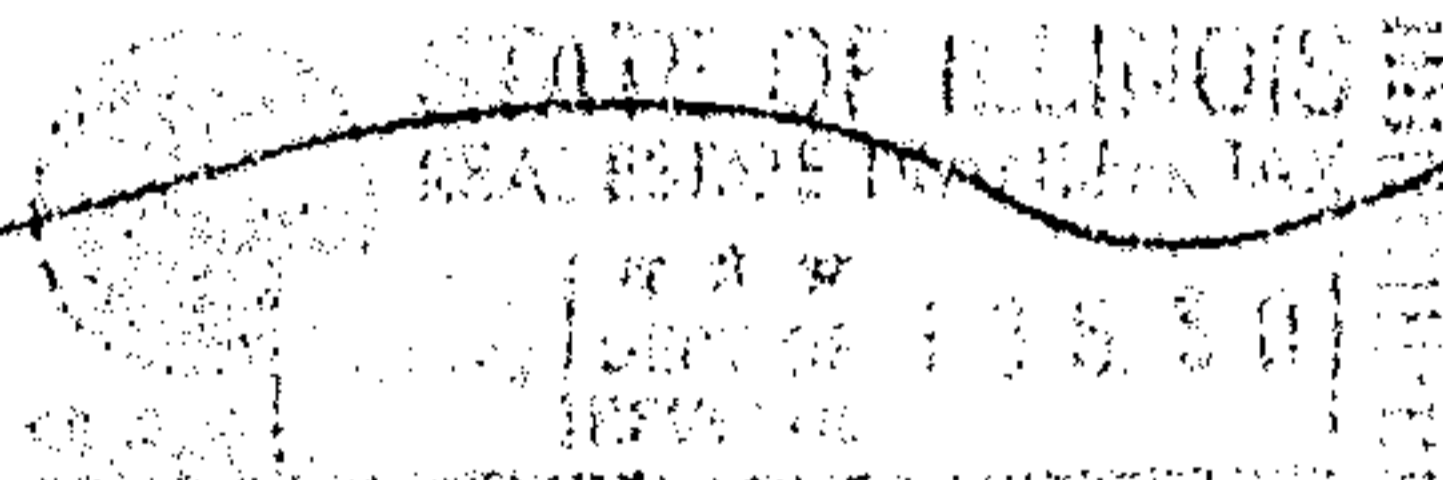
Property of Cook County Clerk's Office

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): 02-11-200-012/02-11-200-013/02-11-200-014

Address(es) of real estate: 1500 N. Waterbury Circle
Palatine, Illinois

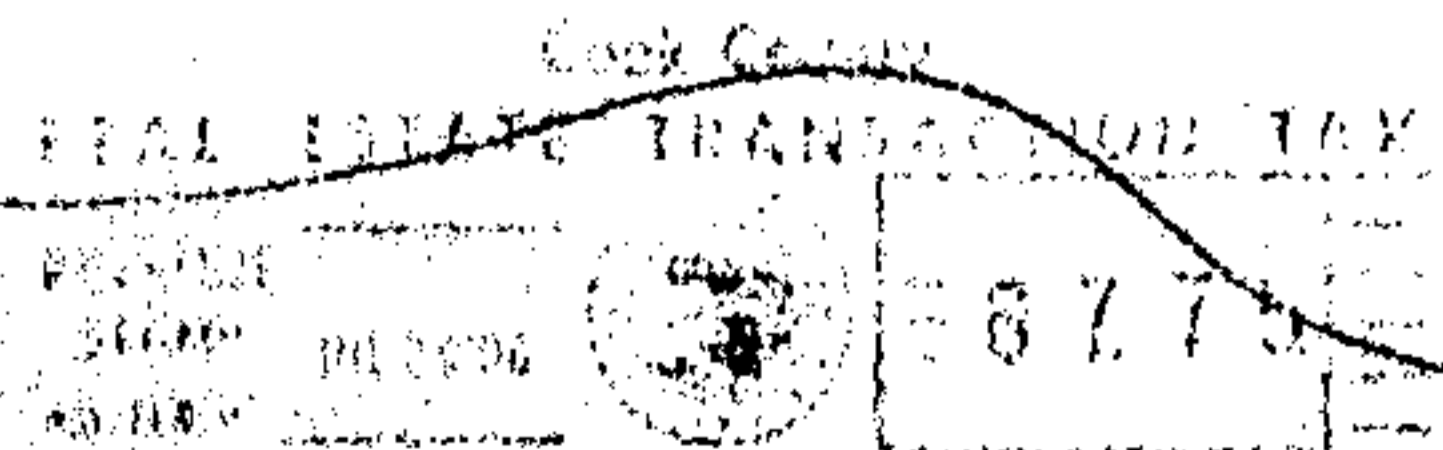
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.



CONCORD MILLS LIMITED PARTNERSHIP
By: Concord Mills, Inc.
general partner
(Name of Corporation)

By [Signature]
Its: President

Attest: [Signature]
Asst. Secretary



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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Wesley Moretti personally known to
me to be the Treasurer of Concord Mills Inc., an Illinois corporation, the
general partner of Concord Mills Limited Partnership, and Marilyn Monaghan,
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
Treasurer President and Assistant 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 general partner of Concord
Mills Limited Partnership 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.

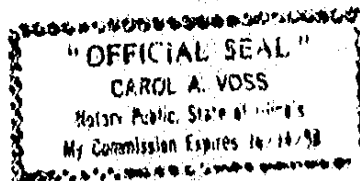
GIVEN under my hand and official seal this 10th day of

June, 1996.

Carol A. Voss

Notary Public

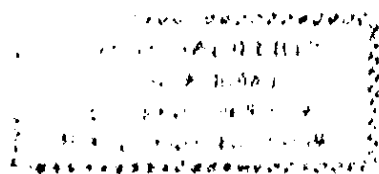
Commission expires 10-14-98



96586312

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

UNIT 5-1-R-1500 IN THE CONCORD MILLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF CONCORD MILLS UNIT 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NO. 95-620,663 AND CONCORD MILLS UNIT 2, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NO. 95-620,654 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 1996 AS DOCUMENT NO. 96-139,138, TOGETHER WITH A PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1500 N. WATERBURY CIRCLE, PALATINE, ILLINOIS

PERMANENT INDEX NUMBER: 02-11-200-013

PERMANENT INDEX NUMBER: 02-11-200-013

PERMANENT INDEX NUMBER: 02-11-200-014

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 amplified at length herein.

95580312

UNOFFICIAL COPY

Property of Cook County Clerk's Office