

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

96628037

THIS INDENTURE, made this 8th day of August, 1996, by and between Park Place Estates of Northbrook Limited Partnership, 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, party of the first part, and Paul Robinson and Tracy Robinson, 22 E. Stonegate Drive, Prospect Heights, IL 60070, husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and NO/100ths (\$10.00) 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 given by the general partner of said partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(Legal Description on reverse side)

Permanent Real Estate Index Number(s): 04-15-203-009, Vol. 132
Address of Real Estate: 1545 Windy Hill Drive, Northbrook, IL 60062

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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 hereditament and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

Party of the first part also hereby grants to party of the second part, its successors and assigns, as rights and easements appurtenant to the herein described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and Rights of Park Place Estates of Northbrook, recorded as Document No. 93366707, as amended by the first Amendment thereto recorded as Document No. 94294690, and the second Amendment thereto recorded as Document No. 95089195 (collectively referred to as the "Declaration").

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, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following:

Building lines, covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways, if any; General taxes for the year 1996 and subsequent years; Applicable building and zoning laws and ordinances; Acts done or suffered by or judgments against party of the second part, or anyone claiming by, through or under party of the second part; Rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the President of its general partner this 8th day of August, 1996.

Park Place Estates of Northbrook Limited Partnership
By: Park Place Estates of Northbrook Builders, Inc
GENERAL PARTNER

By: Suzann Kogen
Suzann Kogen, President

SEPT-01 RECORDING \$23.50
749903 TRAN 4141 08/15/96 14:37:00
96628037 IR *-96-628037
COOK COUNTY RECORDER

F	237	A
P		P
T	237	V
I		

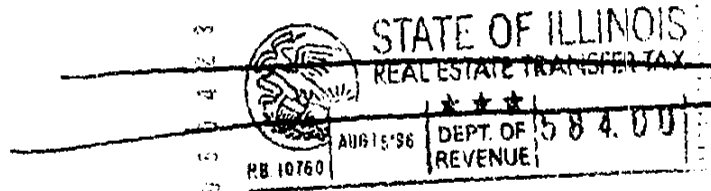
Recorder's Stamp

N9601322 Kullerz

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LEGAL DESCRIPTION

LOT 71 IN PARK PLACE ESTATES OF NORTHBROOK PHASE 2, BEING A RESUBDIVISION OF LOT 47 (OUTLOT E) IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois

ss.

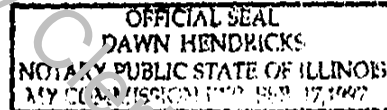
County of Cook

I, Dawn Hendricks, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzann Kogen, President of Park Place Estates of Northbrook Builders, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act, as the free and voluntary act of said corporation, and as the free and voluntary act of the partnership known as Park Place Estates of Northbrook Limited Partnership (on behalf of which said corporation has executed the foregoing instrument as a general partner), all for the uses and purposes set forth therein.

Given under my hand and official seal, this 8th day of August, 1996.

Dawn Hendricks
NOTARY PUBLIC

Commission expires February 17th, 1997.



This instrument was prepared by: Irving Drobny, 4801 W. Peterson Ave., Suite 112, Chicago, IL 60646

MAIL TO:

Mitch Puckett

3200 Dundee Road #404

Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

250-323336

REAL ESTATE TRANSACTION TAX

AMOUNT \$ 584.00