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96904805

M-SC337620
SPECIAL WARRANTY DEED
Joint Tenancy

THIS INDENTURE, made
this 9th day of
October, 1996,
between Country Club Villas
at Rob Roy L.L.C.

_____ 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

DEPT-01 RECORDING \$27.50
140014 BRAN 9799 11/27/96 13:50:00
37219 & LW *-75-904805
COOK COUNTY RECORDER

party of the first part, and Donald R. Krambeer and Judith A. Krambeer, 658 Concord Way, Prospect Heights, IL

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint tenancy, 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, not in tenancy in common, but in joint tenancy, 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:

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, 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:

TICOR TITLE INSURANCE

2750

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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: 658 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.
general partner
(Name of Corporation)

By: _____
Its: _____ President

Attest: Marilyn Maggion
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)

SEND SUBSEQUENT TAX BILLS TO:

Eugene A. Rinkus Jr.
(Name)

~~Eugene R~~ Donald
(Name) Krambeer

Mail 110 LAKE COOK RD #145
To: (Address)

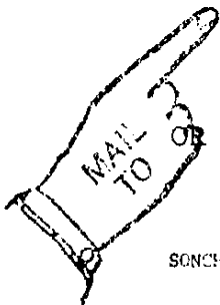
658 Concord Way
(Address)

Buffalo Grove, IL 60089
(City, State and Zip)

Prospect Hts
Palatine, Illinois 60067
(City, State and Zip)

RECORDER'S OFFICE BOX NO _____

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STATE OF Illinois }

ss.

COUNTY OF Cook }

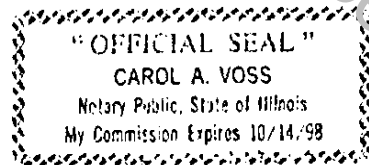
I Carol A. Voss, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mauro Maretti personally known to me to be the President of Country Club Villas at Rob Roy L.L.C., and Marilyn Magafas, personally known to me to be the Assistant Secretary of said corporation, and 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 and caused the corporate seal of said corporation to be affixed thereto, 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 9th day of Oct., 1976

Carol A. Voss
Notary Public

Commission expires _____



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