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SPECIAL WARRANTY DEED
Joint Tenancy
~~ASC 328834~~
THIS INDENTURE, made
this 12th day of
December, 1995,
between Concord Mills
Limited Partnership

96062276

DEPT-01 RECORDING \$27.50
T00011 TRAN 0075 01/24/96 12:13:00
44119 + RV *-96-062276
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

TICOR TITLE INSURANCE

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
James J. Nelson & Caroline Nelson,
430 E. Home Avenue, Palatine, 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,

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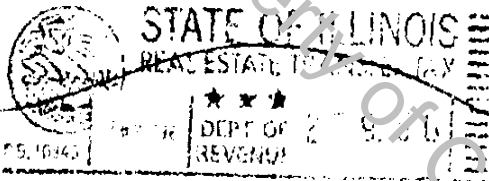
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against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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

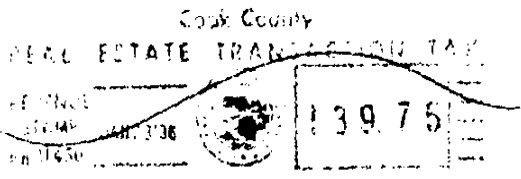
Permanent Real Estate Index Number(s): ___

Address(es) of real estate: 430 E. Home Avenue, 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 Travis E President, and attested by its Asst Secretary, the day and year first above written.



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

By: [Signature]
Its: Travis E President
Attest: Deborah T. Maddad
Asst. Secretary



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



SEND SUBSEQUENT TAX BILLS TO:

John P. Donohue
(Name)
Mail To: 1007 Church St #311
(Address)
Branston, IL 60201
(City, State and Zip)

James J. Nelson
(Name)
430 E. Home Ave.
(Address)
Palatine, Illinois 60067
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO ___

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STATE OF Illinois }

ss.

COUNTY OF Cook }

I MARGARET G. JONES, 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 TREASURER of Concord Mills Inc., an Illinois corporation, the general partner of Concord Mills Limited Partnership, and DEBORAH T. HADDAD, 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 15 day of

DECEMBER 1995

Margaret G. Jones
Notary Public

Commission expires 12-11-98



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EXHIBIT A - LEGAL DESCRIPTION

LOT 123 IN CONCORD MILLS UNIT 1, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NUMBER 95-620,663, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 430 EAST HOME AVENUE, PALATINE, ILLINOIS 60067

PERMANENT INDEX NUMBER: 02-11-200-012

SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY

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