

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to individual) (Illinois)

96259339

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 29th day of March, 1996, between ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation 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 MARTIN J. BARABAS whose address is 1172 Forums Ct., Apt. 1C, Wheeling, IL 60090,

(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 No/100 (\$10.00) Dollars and \_\_\_\_\_ 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 said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his 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:

DEPT-01 RECORDING \$27.50  
75003 TRAN 5513 04/96 14156100  
47333 + LM # -96-259339  
COOK COUNTY RECORDER

F	2750	A
P		P
T	2750	V
I	80	

Above Space for Recorder's Use Only

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

*IT# 58324 (1) JPH*

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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:

Permanent Real Estate Number(s): 02-14-100-089-1351.

Address(es) of real estate: Unit GAR-69, One Renaissance Place, Palatine, Illinois 60067.

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.

ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation (Name of Corporation)

By Scott C. Buonina President

Attest: C. Louie Ham Secretary

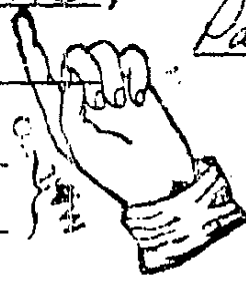
This instrument was prepared by Arnold M. Schwartz, Esq., 111 N. Canal St. Chicago, IL (Name and Address) 60606-7203.

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MAIL TO: James M. Guthrie  
 (Name)  
105 S. Roselle Road  
 (Address)  
Schaumburg, IL 60193  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Martin Barabas  
 (Name)  
One Renaissance # 1019  
 (Address)  
Palatine, IL 60067  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
 STATE OF Illinois  
 COUNTY OF Cook



I, DEBRA L. LINKOWSKI a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT C. BIENING  
 personally known to me to be the President of ONE RENAISSANCE PLACE CONDOMINIUM ASSOCIATION  
 a Illinois not-for-profit corporation, and C. LESLIE HAMMES, personally known to me to be the  
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 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 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 20th day of March, 1996.

Debra L. Linkowski  
 Notary Public  
 Commission expires \_\_\_\_\_

Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STAMP APR-4'98  
 P.A. 15423  
 03.50

" OFFICIAL SEAL "  
 DEBRA L. LINKOWSKI  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 9/17/96

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 APR-4'98 LICHT ON  
 REVENUE  
 07.00

Box \_\_\_\_\_

SPECIAL WARRANTY DEED  
 Corporation to Ind \_\_\_\_\_

TO \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

MAIL TO: \_\_\_\_\_

GEORGE E. COLE®  
 LEGAL FORMS

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## LEGAL DESCRIPTION RIDER:

### PARCEL 1:

Unit GAR-69 together with its respective undivided interest in the Common Elements in Renaissance Towers Condominium as delineated on a Survey of the following described real estate: Part of Lots 20 and 21 in Renaissance Subdivision, being a subdivision of part of the North West 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "C" to the First Amendment to the Amended and Restated Declaration of Condominium Ownership recorded as Document 91-543644, amending the Amended and Restated Declaration of Condominium Ownership recorded as Document 92-873211, the Declaration of Condominium recorded as Document Number 26190230 and amended from time to time together with an undivided percentage interest in the common elements, in Cook County, Illinois.

### PARCEL 2:

Non-exclusive perpetual easement for the benefit of Parcel 1 as created by the Plat of Renaissance Subdivision recorded January 6, 1975 as Document 22955436 for ingress and egress, in Cook County, Illinois.

Commonly known as Unit GAR-69, One Renaissance Place, Palatine, Illinois 60067.

Permanent Real Estate Index No. 02-14-100-089-1351.

Subject to: (a) Real estate taxes for the year 1995 and subsequent years; (b) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, roads and highways, if any; (d) encroachments, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Illinois Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (j) mortgages or trust deeds on the common elements and mortgages or trust deeds specified herein, if any; (k) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (l) applicable zoning and building laws and ordinances; (m) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (n) and liens, encroachments, or other matters over which the title insurer is willing to insure.

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## MAPPING SYSTEM

### Change of Information

#### Instructions - read the following rules

- 1. All data to be kept within the space limitations shown...
- 2. All numbers in CAPITAL letters with black pen only...
- 3. Do not Xerox forms...
- 4. Allow only one space between names, numbers, and addresses...

#### SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number...
- If you don't have enough room for your full name, just your last name will be adequate...
- Property Index numbers (P#s) must be included on every form...

PIN NUMBER:	02	-	14	-	100	-	089	-	1351										
NAME/TRUST#:	M	A	R	T	E	N	B	A	R	A	B	A	S						
MAILING ADDRESS:	O	N	E	R	E	N	A	I	S	S	A	N	C	E	#	1	0	1	9
CITY:	P	A	L	A	T	I	N	E						STATE:	F	L			
ZIP CODE:	0	0	0	6	7	-	3	6	0	1									
PROPERTY ADDRESS:	O	N	E	R	E	N	A	I	S	S	A	N	C	E	#	1	0	1	9
CITY:	P	A	L	A	T	I	N	E						STATE:	I	L			
ZIP CODE:	6	0	0	6	7	-													

COOK County Clerk's Office

APR 07 1996  
COOK COUNTY TREASURER

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