

# UNOFFICIAL COPY

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G# 76 65 354 OF

97422659

SPECIAL WARRANTY DEED  
(Individual)

THIS INDENTURE, made this  
12 day of June,

1997 between NCC Bernice Terraces  
L.L.C., a limited liability company  
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 JMWP, Inc. of Lansing, Illinois, party of the second part, 2500

WITNESSETH, that the party of the first part, for and in  
consideration of the sum of Ten and no/100 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 managing member of grantor, by these presents  
does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the  
second part, and to his heirs and assigns, FOREVER, all of the  
following described real estate, situated in the County of Cook  
and State of Illinois known and described as follows, to wit:

**See Exhibit A attached hereto**

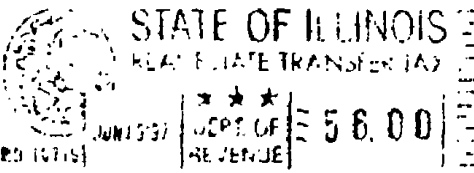
Together with all and singular the hereditaments and  
appurtenances thereunto belonging, or in anywise appertaining,  
and the reversion and reversions, remainder and remainders,  
rents, issues and profits thereof, and all the estate, right,  
title, interest, claim or demand whatsoever, of the party 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 encumbered 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:

Real Estate Taxes not yet payable, covenants, conditions,  
restrictions and easements of record, acts of grantee, unrecorded  
utility easements, and the Illinois Condominium Property Act.

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 5504 06/13/97 12:56:00  
#4242 # CG \*-97-422659  
COOK COUNTY RECORDER

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BOX 333-CTI

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Property of Cook County Clerk's Office

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Permanent Index Number: 30-30-408-051, 30-30-408-052,  
30-30-408-053, 30-30-408-054,  
30-30-409-053, 30-30-409-054

Property Address: 3101-Bernice Road, #3  
Lansing, Illinois 60438

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its manager the day and year first above written.

NCC BERNICE TERRACES L.L.C.,  
an Illinois limited liability company

By: Neighborhood Capital Company  
L.L.C., an Illinois limited liability  
company, its manager

By: *Ruth A. Wuorenma*  
Its: *Ruth A. Wuorenma*

This document was prepared by: James E. Molenaar  
3546 Ridge Road  
Lansing, IL 60438

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK   )

I, Paula J. Janik, a notary public, in and for said County, in the State aforesaid, do hereby certify, that Ruth A. Wuorenma, as manager of Neighborhood Capital Company L.L.C., an Illinois limited liability company, manager of NCC Bernice Terraces L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such she appeared before me this day in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

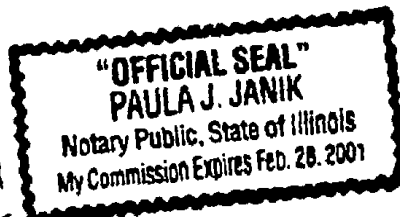
Given under my hand and seal this 12<sup>th</sup> day of June, 1997

*Paula J. Janik*  
Notary Public

Send tax bills to:

JMWP, Inc.  
3101 Bernice Road, #3  
Lansing, IL 60438

Mail to:  
~~JMWP, Inc.~~ **LEN GARGAS**  
~~3101 Bernice Road, #3~~ **15414 S. HARLEM**  
~~Lansing, IL 60438~~ **ORLAND PARK, IL 60462**  
**97K337**



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## EXHIBIT A

Parcel 1: Unit 3101-3 in Bernice Terraces Condominium as delineated on survey of the following described parcel of real estate:

Part of the Northeast Quarter of the Southeast 1/4 of Section 30, Township 36 North, Range 15, East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 97-289877, as amended from time to time, together with its undivided percentage interest appurtenant thereto in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 as set forth in Declaration and grant of Easement recorded April 28, 1997 as Document No. 97-289876.

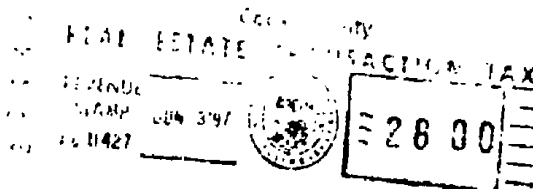
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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 stipulated at length herein.

~~(A) the tenant of the unit has waived or has failed to exercise the right of first refusal;~~

~~(B) the tenant of the unit had no right of first refusal; or~~

(C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.



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