

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

82346174

THIS INDENTURE, made
this 11th day of
June, 1997,
between Avalon Sienna
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 John G. Cecchin & Renee M. Cecchin HUSBAND
145 Lemans Drive, Wheeling, IL 60090 AND WIFE

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, NOT 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 managing
member of the party 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, NOT 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:

*BUT AS TENANTS BY THE ENTIRETY

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:

Handwritten signature/initials

08/01/97

0015 MCH 13:44
RECORDING 29.00
MAIL 0.50
97557340 H
0015 MCH 13:44

Tricia Bille

97557340

Above Space For Recorder's Use Only

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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: 145 Lemans Drive, Wheeling, Illinois 60090

IN WITNESS WHEREOF, said general partner of 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.

AVALON SIENNA L.L.C., an Illinois limited liability company
By: A.C. Homes Corporation III, an Illinois corporation,
Managing member

97557340

By: [Signature]
Its: President

Attest: [Signature]
Its: Asst. Secretary

This instrument was prepared by Deborah T. Haddad,
1540 East Duggan Road, Suite 350
Palatine, Illinois 60067
(NAME AND ADDRESS)



SEND SUBSEQUENT TAX BILLS TO:

F. Zamora
(Name)
Mail To: 938 E. Northwest Hlth.
(Address)
Wt. Prospect, Fl. 32056
(City, State and Zip)

Johy Cedrin & Renee Cedrin
(Name)
145 Lemans Drive
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

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IBT #

1174-8184

STATE OF ILLINOIS

AUG 11 97



25550

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 908084

STATE OF Illinois

SS.

COUNTY OF Cook

I Denise A. Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moratti personally known to me to be the President of A.C. Homes Corporation III, an Illinois corporation, the managing member of Avalon Sienna L.L.C., and Marilyn Magales, 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, pursuant to authority, given by the Board of Directors of said corporation as managing member of Avalon Sienna L.L.C. 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 11th day of

97652340

June, 1997.

Denise A. Kowalik
Notary Public

Commission expires 7-12-98

Cook County
REAL ESTATE TRANSACTION TAX

AUG 11 97



12780

REVENUE STAMP

966906

OFFICIAL SEAL
DENISE A. KOWALIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-12-98

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TICOR TITLE INSURANCE COMPANY

AMENDMENT No. 1 AC040174

SCHEDULE A - CONTINUED

EXHIBIT A - LEGAL DESCRIPTION

LOT 119 IN AVALON-SIENNA UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 98-659,981, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 145 IRVING DRIVE, WHEELING, ILLINOIS 60090

PERMANENT INDEX NUMBER: 03-23-202-024

PERMANENT INDEX NUMBER: 03-23-101-004

PERMANENT INDEX NUMBER: 03-23-101-000

PERMANENT INDEX NUMBER: 03-23-100-000

SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY

END OF SCHEDULE A

97537340

Cook County Clerks Office