

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

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THIS INDENTURE, made this 6th day of August, 1997, between SCHAUMBURG SOUTH DEVELOPMENT COMPANY, INC., a corporation created and existing under the 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 K-C DISTRIBUTING, INC., an Illinois corporation, party

DEPT-01 RECORDING \$23.00  
T20012 TRAN 6402 08/21/97 14:37:00  
#7578 \$ ER \*-97-613001  
COOK COUNTY RECORDER

of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS, 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 their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as described as follows, to wit: "See legal description on reverse side"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issued 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: 1996 and subsequent years real estate taxes. Covenants, conditions and restrictions of record.

P.I.N. 07-33-105-088-1002  
Property Address: 1025 West Wise Road, Suite 100, Schaumburg, IL 60193

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 Vice President, the day and year first above written.

SCHAUMBURG SOUTH DEVELOPMENT COMPANY, INC.  
BY: Kathy Shaw  
KATHY SHAW, Vice President

BOX 333-CTI

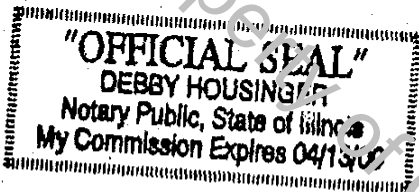
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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHY SHAW personally known to me to be the Vice President of SCHAUMBURG SOUTH DEVELOPMENT COMPANY, INC., a corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 her 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 6th day of August, 1997.



*Debby Housinger*  
Notary Public

Commission Expires:

Prepared by: Edwin H. Shapiro, Attorney at Law  
1111 Plaza Drive, Suite 570  
Schaumburg, IL 60173

Mail to: Cheryl Axley, 121 S. Emerson, Mt Prospect, IL 60056

send tax bills to: K & C DISTRIBUTORS, INC (property address)

### LEGAL DESCRIPTION

UNIT 2A IN BUILDING A IN SCHAUMBURG SOUTH CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 26 OF WELLINGTON COURT BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1988 AS DOCUMENT NUMBER 88598270, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90159758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

43280 AP  
VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE REAL ESTATE  
AND ADMINISTRATION TRANSFER TAX  
DATE 8/13/97  
AMT. PAID 152.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 13 1997  
DEPT. OF REVENUE 152.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
AUG 13 1997  
152.00

97613001

# UNOFFICIAL COPY

08-11-1997  
Loan No 14695

MORTGAGE  
(Continued)

Page 9

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) ss  
COUNTY OF Cook )

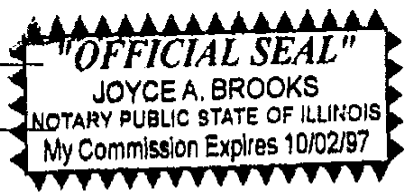
On this day before me, the undersigned Notary Public, personally appeared **Scott G Rogala and Mary B Rogala**, his wife, to me known to be the individuals described in and who executed the Mortgage, and acknowledged that they signed the Mortgage as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11 day of August, 1997.

By [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires 10-2-97



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[IL-G03 ROGALA.LN R1.OVL]

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