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97660026

DEPT-01 RECORDING \$27.50  
T45555 TRAH 6407 09/08/97 15:57:00  
41643 & JJ \*-97-660026  
COOK COUNTY RECORDER

**SPECIAL WARRANTY DEED**  
**Joint Tenancy**

THIS INDENTURE, made this 20th day of August, 1997, between **HIGHPOINT APARTMENTS LIMITED PARTNERSHIP**, 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 **KRZYSZTOF GRAB AND ANGELA MCKEAN**, of 2330 W. Rice, Chicago, Illinois as joint tenants and not as tenants in common party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

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PARCEL 1:

UNIT NUMBER **1940-B** IN THE HUNTINGTON CLUB II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 14, IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF, RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 1994, AS DOCUMENT NUMBER 94839138 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBER 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER

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PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 THROUGH 10, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN.

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 Declarations the same as though the provisions of said Declaration were recited and stipulated at length herein.

P.I.N. 07-08-109-071-1010

**TO HAVE AND TO HOLD** the said premises as above described, unto the party of the second part, 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, and successors, 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions, and Easements for Huntington Club Master Homeowners' Association ("Declaration of Homeowners' Association") and all amendments, if any, thereto; (c) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Huntington Club II Condominium Association ("Declaration of Condominium Association") and all amendments, if any, thereto (said Declaration of Homeowners' Association and Declaration of Condominium Association sometimes hereinafter collectively referred to as "Declarations"); (d) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, and roads and highways, if any; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the 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 for any special tax or assessment for improvements heretofore completed; (j) mortgage or trust deed

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specified below, if any; (k) general taxes for second installment of 1996 and subsequent years; (l) installments due after "closing" (as hereinafter defined) of assessments established pursuant to the Declarations; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (p) leases and licenses affecting the Common Elements; (q) existing tenant lease.

IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its Senior Vice President and attested by its Assistant Secretary, the date and year first above written.

HIGHPOINT APARTMENTS LIMITED PARTNERSHIP,  
an Illinois limited partnership  
By: PCGP I CORPORATION  
General Partner  
By: INLAND REAL ESTATE INVESTMENT CORPORATION  
Its Authorized Representative

By: Patricia A. Challenger  
Its Vice President  
SR.

ATTEST:

By: Sharon Anderson-Cox  
Its Assistant Secretary

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF DUPAGE    )

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that PATRICIA A. CHALLENGER, SENIOR VICE PRES of PCGP I CORPORATION, an Illinois corporation and SHARON ANDERSON-COX, Assistant Secretary of said corporation, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts, as the free and voluntary act of said corporation, and as the free and voluntary act of the partnership known as **HIGHPOINT APARTMENTS LIMITED PARTNERSHIP** (on behalf of which said corporation has executed the foregoing instrument as a general partner), all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal on this 29<sup>th</sup> day of August, 1997.

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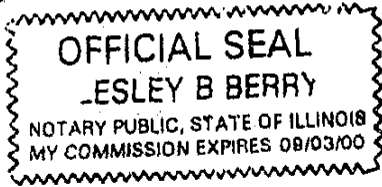
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
SEP 3 1997  
DEPT. OF REVENUE  
\$ 63.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
SEP-897  
\$ 31.50

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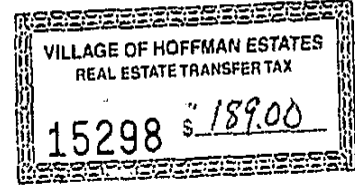
*Ashley Berry*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60521

Address of Property: 1940 KENILWORTH, UNIT 1940-B, Hoffman Estates, IL

Send Subsequent Tax Bills to:

Angela McKeon  
1940 Kenilworth  
Unit #B  
Hoffman Estates IL 60195



MAIL TO:

Jeffery Clerly  
1901 N. Roselle Rd. #1010  
Schaumburg ILLINOIS 60195

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