

SPECIAL WARRANTY DEED
(Joint Tenancy)

TICOR TITL

THIS INDENTURE, made
this 7th day of
October 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,

COOK COUNTY
RECORDER
JERRY WHITE
BRIDGEVIEW OFFICE

Above Space For Recorder's Use Only

party of the first part, and George Manago & Rosena Manago
1960 Bordeaux Court, Wheeling, IL 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but 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, but 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:

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:
Real Estate Taxes not yet payable, covenants, conditions,
restrictions and easements of record and acts of grantee.

5P
M

Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSACTION TAX



13030

REVENUE STAMP

983204

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 1960 Bordeaux Court, 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

By [Signature]
Its: President

Attest: [Signature]
Its: Asst. Secretary

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

SEND SUBSEQUENT TAX BILLS TO:

DONALD EDDY
(Name)
Mail 5520 N. SAYRE
To: (Address)
CHICAGO, IL 60656
(City, State and Zip)

GEORGE MANAGO
(Name)
1960 BOURDEAUX CT.
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF Illinois }

SS.

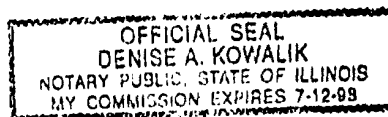
COUNTY OF Cook }

I Denise A Kowalik, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti 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 Magoffas, 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 7th day of October, 1997.

Denise A Kowalik
Notary Public

Commission expires 7-12-98



UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY 57267056

LOT 44 IN AVALON-SIENNA UNIT 5 BEING A SUBDIVISION OF THOSE PARTS OF THE Page 5 of 5
NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER
3, 1996 AS DOCUMENT 96-669,982, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1960 BORDEAUX CT, WHEELING, ILLINOIS 60090

PERMANENT INDEX NUMBER: 03-23-101-009-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office