

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Joint Tenancy

SC 337924

97043740

THIS INDENTURE, made this 14th day of November, 1996, between Concord Mills Limited Partnership

DEPT-01 RECORDING \$27.50  
T#0011 TRAN 5216 01/21/97 11:52:00  
#3461 # KP #-97-043740  
COOK COUNTY RECORDER

a  
limited partnership created and existing under and by virtue of the laws of the State of Illinois

Above Space For Recorder's Use Only

and duly authorized to transact business in the State of Illinois

party of the first part, and John D'Agostino & Jennifer L. Grass, 652 E. Thornhill Lane, Palatine, IL

(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 general partner 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:

TICOR TITLE INSURANCE

2750  
3

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.

97043740

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:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

Permanent Real Estate Index Number(s): 02-11-200-012/02-11-200-013/02-11-200-014

Address(es) of real estate: 652 E. Thornhill Lane  
Palatine, Illinois

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 \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

CONCORD MILLS LIMITED PARTNERSHIP  
By: Concord Mills, Inc.  
general partner  
(Name of Corporation)

By: \_\_\_\_\_  
As: Treasurer President  
Attest: Maurice Maggias  
Asst. Secretary

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

SEND SUBSEQUENT TAX BILLS TO:

Paul Fosco  
(Name)

John P. Agostino  
(Name)

Mail To: 350 W KENSINGTON #120  
(Address)

652 E. THORNHILL LANE  
(Address)

MT PROSPER, IL 60056  
(City, State and Zip)

Palatine, Illinois 60067  
(City, State and Zip)

RECORDER'S OFFICE BOX NO \_\_\_\_\_

MAIL TOOR

97043740

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF Illinois }

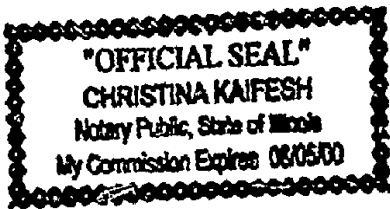
SS.

COUNTY OF Cook }

I Christina Kafesh, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Thott personally known to me to be the Treasurer of Concord Mills Inc., an Illinois corporation, the general partner of Concord Mills Limited Partnership, and Marilyn Magafas, 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 Treasurer 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 general partner of Concord Mills Limited Partnership 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 13<sup>th</sup> day of

November, 1996.



Christina Kafesh  
Notary Public

Commission expires 8/5/00

97043740

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 15-7-Q-652 IN THE CONCORD MILLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF CONCORD MILLS UNIT 1, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NO. 95-620,663 AND CONCORD MILLS UNIT 2, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NO. 95-620,665 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 1996 AS DOCUMENT NO. 96-139,138, TOGETHER WITH A PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, IN COOK COUNTY, ILLINOIS.

The party of the first part also hereby grants to the party of the second part 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 the party of the first part 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.

PERMANENT INDEX NUMBERS: Part of 02-11-200-012/02-11-200-013/02-11-200-014

97043740

UNOFFICIAL COPY

Property of Cook County Clerk's Office