

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Limited liability  
Company to Individual)

(Illinois)  
82341638

THIS INDENTURE, made  
this 10th day of  
March, 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,

97257675

COOK COUNTY

04/15/97

JAMES WHITE  
BRIDGEVIEW OFFICE

0001  
RECORDING 27.00  
MAIL 0.50  
97257675  
JULI MCH 8:39

Above Space For Recorder's Use Only

party of the first part, and Karyn L. Wirkus  
162 Lucerne Court, Wheeling, IL 60090

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of Ten and 00/100  
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 said company, by these presents does  
REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second  
part, and to her 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 herto

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, her  
heirs and assigns forever.

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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, her 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*

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Property #  
187#  
1174-8184

STATE OF ILLINOIS  
19--37  17000  
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 966803

Cook County  
REAL ESTATE TRANSACTION TAX  
AP  08500  
REVENUE STAMP 963204

Cook County Clerk's Office

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Real estate taxes not yet due and payable, Illinois Condominium Property Act, covenants, conditions, restrictions and easements of record and acts of grantee.

SC 3-11-98

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 162 Lucerne Court  
Wheeling, 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 CS Secretary, the day and year first above written.

AVALON SIENNA L.L.C.

By: A.C. Homes Corporation III  
Managing Member

97257675

By: \_\_\_\_\_

Attest: \_\_\_\_\_

This instrument was prepared by Deborah T. Maddad  
1540 E. Dundee Road, Suite 350  
Palatine, IL 60067  
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

Ronald J. Senechal  
(Name)  
Robinson, Plummer & Pierce  
Mail 2300 Barrington Rd #220  
To: (Address)

Karen K. Wilkes  
(Name)  
1102 Waverne Ct  
(Address)

HOFFMAN ESTATES, IL 60195  
(City, State and Zip)

Wheeling, IL 60090  
(City, State and Zip)

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

TICOR TITLE



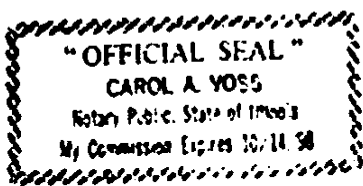
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SE 3/16/97

STATE OF Illinois )  
COUNTY OF Cook )  
SS.

I Carol A. Cross, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wynne Marretti 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 Kenneth T. Horvath, 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 11<sup>th</sup> day of March, 1997.  
97257675



Carol A. Cross  
Notary Public

Commission expires 10/14/98

TICOR TITLE INSURANCE COMPANY

Commitment No.: SC341638

SCHEDULE A - CONTINUED

EXHIBIT A - LEGAL DESCRIPTION

UNIT 6-3-714-153 IN THE SIENNA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARTS OF AVALON-SIENNA SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1997 AS DOCUMENT NUMBER 97-205,521, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS.

COMMON ADDRESS: 162 LUCERNE COURT, WHEELING, ILLINOIS

PERMANENT INDEX NUMBER: 03-23-202-024  
03-23-101-009  
03-23-101-008  
03-23-200-008

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SAID MATTER AFFECTS THE LAND AND OTHER PROPERTY.

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